



Legislation Text

File #: 20-306, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: June 24th, 2020

Subject: Combined Review for modifications to the previously approved plans at 5656 E Indian Bend Road (APN 169-55-006) (continued).

Narrative: The proposed project will update the plans for the new single family residence currently under construction at 5656 E Indian Bend Road. This application previously received the Formal Review approval on August 8th, 2018 and returned for a Combined Review on June 10th, 2020. The Hillside Building Committee continued the Combined Review application to June 24th, 2020. The project has an original application date of January 23rd, 2018 and will be reviewed under the 2014 revision to the Hillside Development Regulations.

| Lot Data | | |
|----------|-----------------------------|---|
| 1. | Area of Lot | 1.003 ac or 43,708 ft ² |
| 2. | Area Under Roof | 10,279 ft ² |
| 3. | Floor Area Ratio | 23.52% |
| 4. | Building Site Slope | 17.00% |
| 5. | Allowable Disturbed Area | 11,919 ft ² (27.27%) |
| 6. | Existing Net Disturbed Area | 40,175 ft ² (91.92%) |
| 7. | Proposed Net Disturbed Area | 32,681 ft ² (74.77%) - No Change |
| 8. | Maximum Building Height | 21 ft - 8 in - No Change |
| 9. | Overall Height | 34 ft - 7.25 in - No Change |
| 10. | Volume of Cut/Fill | 315 yd ³ - No Change |
| 11. | Hillside Assurance | \$7,875 - No Change |

Background

The residence is currently under construction. The slope south of the residence was disturbed during the demolition of the previously existing residence but a restoration plan is proposed. The restoration plan includes revegetating the bare area with native plants and restoring the grades where altered. Replacement trees are proposed along the right-of-way (ROW) as the previously existing trees were removed during construction.

New Single Family Residence

The proposed project shall continue to construct a new two-story residence with approximately 6,300 ft² of livable area. There are no proposed changes to the overall height or design of the structure.

Spa

The spa has been proposed at the patio area southwest of the residence.

Miscellaneous Changes

A larger mechanical yard is proposed at the northeast corner of the residence. New designs are provided for the driveway gate and chimney cap. Garage doors have been increased in height from 8 ft to 10 ft, but the height of the overall structure is not affected.

Building Materials

The applicant has proposed a change from the previously approved brown (DEA164, Autumn Bark, LRV 18) finish on the body and trim to an alternative brown (DE683, Wild Horses, LRV 16). Roofing material has been changed from a dark bronze (LRV 7) metal roof to a brown and gray concrete tile blend (Kings Canyon Blend, LRV 13). On June 10th, the application proposed to change the body color to a brown (DE686, Aged Whiskey, LRV 19) and darker brown trim (DEC755, Cocoa, LRV 13), but the application was not approved. All other materials remain as originally proposed. All materials shall have an LRV of 38 or less as required.

Hardscape

The patio tile has been substituted with a brown travertine tile (Nimara Noche Nuev, LRV 30). The same material shall be used for the pool edge and coping. All other materials remain as originally proposed. All materials have an LRV of 38 or less as required.

Building Lighting

No modifications to the existing building lighting plan are proposed.

Landscape Lighting

Landscape lighting includes twenty-seven (27) path lights (34 lumens actual / 250 lumens allowable), six (6) up lights (59 lumens actual / 150 lumens allowable), and two (2) wall lights (10 lumens actual / 250 lumens allowable). The previously approved landscape lighting included seventeen (17) path lights (250 lumens actual / 250 lumens allowable), three (3) up lights (100 lumens actual / 150 lumens allowable), and three (3) wall lights (180 lumens actual / 250 lumens allowable). All proposed lighting counts and lumens are code compliant.

Landscaping

All undisturbed areas shall be revegetated with Turpentine Bush, Tree Leaf Bursage, Desert Buckwheat, Native Mesquite, Jojoba, Blue Palo Verde, Golden Eye, Foothills Palo Verde, Pink Fairy Duster, Desert Marigold, Desert Lupine, and Desert Blue Bells. A new artificial turf area has been proposed in the southwest patio area where it was previously desert landscaping. The applicant has provided additional box trees at the front of the property and temporary irrigation based on the June 10th Hillside Building Committee's comments. Additional proposed site vegetation is provided on the table below:

| Tree | Shrub | Cacti/Accents |
|------------------------|----------------------|----------------------|
| Little Leaf Palo Verde | Creosote Bush | Ocotillo |
| Native Mesquite | Jojoba | Spanish Dagger |
| Shrub | Cacti/Accents | Desert Spoon |
| Turpentine Bush | Weber's Agave | Giant Hesper Aloe |
| Chuparosa | Queen Victoria Agave | Blue Elf Aloe |
| Baja Red Fairy Duster | Golden Barrel Cactus | |
| Orange Jubilee | Blue Glow Agave | |

Land Disturbance

No new land disturbance is proposed.

Grading and Drainage

Additional details have been provided on the Grading and Drainage plan, including removing a previously proposed patio

located south of the pool and incorporating the new mechanical yard configuration. Stormwater retention remains as previously approved. Basin details have been added to Sheet 1 of the Grading and Drainage plans and rip rap has been added to the swale located north of the driveway.

Combined Plan Review for modifications to the previously approved application.

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

1. Any changes to the Hillside-approved plans may result in delays in permit plan review and inspection processes. Any proposed changes should be reported to the Staff to determine compliance with Hillside Development Regulations. Changes may be subject to a Staff, Chair, or Committee review.
2. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. All offsite parking shall be located on the same side of the street. No construction materials will be allowed to be stored on the Town's right-of-way.
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 demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.
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.
6. Natural stone selections shall not exceed the maximum allowable LRV of 38. Care should be taken when selecting to ensure that the maximum LRV is not exceeded. Failure to comply with may result in delays obtaining a Certificate of Occupancy.
7. A landscape as-built plan shall be provided by the landscape designer at the time of the Final Hillside inspection and prior to the issuance of a Certificate of Occupancy. See Stipulation #1 for more information.
8. Approved landscaping shall be established and protected. Vegetation must be guaranteed to remain in place for a minimum of two years from the issuance of a Certificate of Occupancy. Failure to maintain vegetation during the two-year warranty period will entail the owner to replant depreciated vegetation.
9. All rip rap shall be 8 in angular/fractured native stone as noted on the civil plans and shall blend with the native environment. River rock is not appropriate for the site.
10. Artificial turf sample shall be provided to Chair and Staff for approval.