



Legislation Text

File #: 20-309, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: July 8th, 2020

Subject: Concept review for a new single family residence at 5405 E San Miguel Avenue (APN 172-47-041).

Narrative: The proposed project shall construct a new single family residence. The new project has an application date of May 25th, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.317 ac or 57,377 ft ²
2.	Area Under Roof	13,349 ft ²
3.	Floor Area Ratio	23.27%
4.	Building Site Slope	26.53%
5.	Allowable Disturbed Area	6,912 ft ² (12.05%)
6.	Existing Net Disturbed Area	22,003 ft ² (38.35%)
7.	Proposed Net Disturbed Area	12,583 ft ² (21.93%)
8.	Maximum Building Height	26 ft - 2.5 in
9.	Overall Height	26 ft - 2.5 in
10.	Volume of Cut/Fill	3,605 yd ³
11.	Hillside Assurance	\$121,511

Background

The property contains an empty lot, as the previously existing residence was demolished in 2015.

Single Family Residence

The new project shall construct a new single family residence with approximately 10,000 ft² of livable area.

Pool

A new pool is proposed north of the residence.

Materials

No proposed material details have been provided at this point.

Landscaping

No proposed landscaping details have been provided at this point.

Land Disturbance

A gross disturbed area of 38.35% (22,003 ft²) currently exists on the lot and the building pad slope of 26.53% allows a disturbance of 12.05% (6,912 ft²) the lot. The applicant has proposed a net disturbed area of approximately 21.93% (12,583 ft²), which is less than the existing disturbance.

Grading and Drainage

A preliminary grading and drainage plan has been provided for the proposed construction of the property in order to properly retain the “pre vs post” storm water volumes for the 100-year, 2-hour rainfall event.

Sewer

Public sewer is located near the property on N 54th Street. The applicant will need to evaluate the costs to extend the nearby sewer.

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.

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.

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.