



Legislation Text

File #: 20-398, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: October 14th, 2020

Subject: Combined Review for modifications to the previously approved plans at 5564 E Palo Verde Drive (APN 172-47-058C).

Narrative: The proposed project will update the plans for the new single family residence currently completing construction at 5564 E Palo Verde Drive. This application previously received the Formal Review approval on May 10th, 2017. The project has an original application date of March 3rd, 2017 and will be reviewed under the 2014 revision to the Hillside Development Regulations.

Lot Data		
1.	Area of Lot	1.154 ac or 50,256 ft ²
2.	Hillside Assurance	\$0

Background

The property contains an 8,800 ft² residential property currently undergoing construction. The Hillside Building Committee Chair has previously reviewed the application and has requested that the review be presented to a complete committee.

New Single Family Residence

The proposed project shall continue to construct a new two-story residence with approximately 8,800 ft² of livable area. There are no proposed changes to the overall height or design of the structure.

Building Materials

The applicant has proposed a change from the previously wood soffit finish (illustrated on approved cover sheet) to an off-white plaster (DEW340, Whisper, LRV 87). The proposed exterior material exceeds the allowable LRV of 38. All other materials remain as originally proposed.

Hardscape

The previously approved patio and stair tile (Negro Cantera, LRV 8) has been substituted with an off-white and tan blend (Creme, LRV 60). The proposed exterior material exceeds the allowable LRV of 38. All other materials remain as originally proposed.

Building Lighting

Previously approved LED strip lighting along the garage doors has been substituted with three (3) 2" can lights (750 lumens actual / 750 lumens allowable). LED strip lighting previously proposed below the steel trellis structures has been substituted with a total of ten (10) wall mounted down lights (270 lumens actual / 750 lumens allowable). Nine (9) down lights (180 lumens actual / 250 lumens allowable) shall replace the previously approved LED strip lights along the entry stairs. Additional 2" can lights (750 lumens actual / 750 lumens allowable) have been proposed for the remaining exterior

building lighting. The additional lights have been increased from eleven (11) building mounted lights to (18) building mounted lights (excluding garage lighting). All light sources shall have a maximum color temperature of 3000K.

Landscape Lighting

No new landscape lighting has been proposed.

Landscaping

No new landscaping has been proposed.

Land Disturbance

No new land disturbance has been proposed.

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. 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.