



Legislation Text

File #: 20-445, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: November 18th, 2020

Subject: Concept review for a new single family residence at 5235 E San Juan Avenue (APN 172-47-035).

Narrative: The proposed project shall construct a new single family residence with a pool. The new project has an application date of September 3rd, 2020 and will be reviewed under the 2018 Hillside Development Regulations.

Lot Data		
1.	Area of Lot	2.261 ac or 98,500 ft ²
2.	Area Under Roof	8,203 ft ²
3.	Floor Area Ratio	8.33%
4.	Building Site Slope	23.13%
5.	Allowable Disturbed Area	14,790 ft ² (15.02%)
6.	Existing Net Disturbed Area	13,771 ft ² (13.98%)
7.	Proposed Net Disturbed Area	11,976 ft ² (12.16%)
8.	Maximum Building Height	TBD
9.	Overall Height	TBD
10.	Volume of Cut/Fill	TBD
11.	Hillside Assurance	TBD

Background

The property contains disturbances from a previously developed site. The previously existing residence was demolished in 2004. A variance for the property was approved on September 2nd, 2020. The approved variance allows for the residence, pool and pool deck to encroach into the setbacks, new and existing retaining walls are allowed to exceed the allowable height limit and allows existing non-conforming retaining walls to remain and to be modified.

Single Family Residence

The new project shall construct a new single family residence with approximately 4,700 ft² of livable area.

Guesthouse

No guesthouse has been proposed.

Driveway

A new driveway with a similar footprint to the existing driveway is proposed.

Pool

A negative edge pool and spa are proposed northeast 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

An existing net disturbance of 13.98% (13,771 ft²) currently exists on the lot and the building pad slope of 23.13% allows a disturbance of 15.02% (14,790 ft²) the lot. The applicant has proposed a net disturbed area of approximately 12.16% (11,976 ft²), which is less than the allowable disturbance.

Grading and Drainage

A preliminary grading and drainage plan has been provided. The proposed construction of the property shall be required properly retain the “pre vs post” storm water volumes for the 100-year, 2-hour rainfall event. Underground detention has been proposed.

Sewer

Public sewer is not located near the property.

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.