CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT

To: Planning and Zoning Commission

From: Mark Hofman, Community Development Director

Meeting Date: April 25, 2013

Agenda Item: **Skelton Selbach Single Family Residence**
Design Review Application No. DR2013-013

SUBJECT: Public hearing and noticed site visit for a Design Review Application proposing the construction of a new 4,045 square foot, two-level single family dwelling with attached two-car garage and associated site improvements on an existing residential lot in the Rural Estate and Ranch (RA) Zoning District of the City of Sun Valley. **Applicant:** Rune Martinson for Jeffery Skelton and Barbara Selbach. **Application Filing Date:** April 5, 2013. **Location:** Lot 22, White Clouds Corrected PUD Subdivision; 210 Sun Peak Drive.

BACKGROUND: The project proposes development of vacant Lot 22 of the approved White Clouds PUD Subdivision. The subject Lot was created for future single-family residential development as part of the White Clouds Subdivision through the City's approval of the project's Master Plan, Zoning Map Amendment, Planned Unit Development (PUD), Preliminary Plat and Final Plat. The existing 1.11-acre (48,444 square foot) lot is generally covered in low lying native ground cover vegetation and includes areas of significant slope greater than 25%. A building envelope was accepted by the City as part of the overall subdivision approval and was recorded with the White Clouds Corrected PUD Plat. The building envelope shown on the Site Plan for this new residential construction project is consistent with the current envelope recorded for Lot 22, is centrally sited to preserve steep slopes on the site, and allows an envelope of a size consistent with current zoning regulations.

The site lies uphill of the adjacent Sun Peak Drive public street right-of-way near the intersection with Monarch Lane. Undeveloped single family lots lie adjacent to the west, east and south and a large area of open hillside, zoned Open Space (OS), lies to the north of the project site. This open space zoned area is Parcel G of the White Clouds Corrected PUD Subdivision Plat and extends uphill northward to the City boundary. The existing public access trail for the White Clouds traverses the hillside north of the subject lot within the Parcel G open space area.

The April 25, 2013 public hearing is scheduled to commence with a noticed visit to the site by the Commission, applicants, staff and interested parties. The main features of the proposed driveway and structure will be identified by the applicant with temporary staking for review by the Commission and the public.

ANALYSIS: The single family dwelling is designed with a 2,54 square foot upper level and a 1,401 square foot lower level with an attached two car garage (3,945 square feet total heated area and 4,045 gross square feet). The lower level and significant portions of the main level are excavated well into the sloping site grade. The dwelling is accessed from the public street right-of-way via a 20-foot wide asphalt driveway adequately designed for fire apparatus access. No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit.

The structure's exterior materials are primarily cedar channel wood siding and trim stained dark with extensive board formed concrete walls. The roofing system is a dark grey standing seam metal roof design and windows are anodized aluminum metal clad. Manufacturer's detail and specifications sheets for the proposed exterior lighting fixture (**Exhibit "PZ-C"**) have been submitted for review by the Commission to ensure project compliance with the City's exterior lighting regulations. Photos of the architectural scale model (**Exhibit "PZ-D"**) made for the project design depict the mass and scale of the structure. A colors/materials exhibit will be available for review by the Commission at the site visit and public hearing.

Development Standards- The construction of the new single family dwelling with associated site improvements is in conformance with the purpose and all applicable dimensional regulations of the RA Zoning District. The RA Zoning District allows single family residential construction by right as a land use. The building envelope matches the approved and recorded envelope for Lot 22 of the White Clouds Corrected PUD Plat. The total proposed building footprint of 3,945 square feet complies with the 5,630 square foot maximum footprint allowed for the site. The approximate proposed 800 square feet of building footprint outside of the building envelope complies with the maximum 1,315 square feet (1/3 of total building footprint) allowed. The proposed structure is located on the site to meet all setback requirements to the exterior property lines and to ensure that all applicable maximum height standards are met. No portion of the structure (17' 9"proposed) exceeds thirty (30) feet above adjacent record grade, where a thirty-five foot maximum is permissible by Code.

Planned Unit Development/Hillside Preservation Standards- The Master Plan and Zoning Map Amendments approved for the White Clouds Subdivision preserved a majority of the significant steep slope areas within the 317 acre overall project and permitted development in the most appropriate developable areas. Additionally, as part of the PUD approved for the Subdivision, several deviations from Code were granted in regard to grading and allowable steep slope disturbance. Most of the deviations granted specifically applied to building envelopes and the developability of the development's thirty single family lots. Some steep slope intrusion is permitted and small inconsequential steep slope anomalies are allowed to be developed.

The building envelope for Lot 22 is located in the least slope constrained center area of the site. The slope analysis for the White Clouds Subdivision was done on a large scale and portions of steep slope over 25% grade were shown within the single family lots. These were to be dealt with when future development was proposed on each individual site. Now that development is proposed on Lot 22, slope identification analysis was done on a more site specific scale (**Exhibit "PZ-E"**). Within Lot 22 several small steep slope anomalies are present and the uphill area adjacent to the rear property line contains the main area of significant steep slope. The single-family development proposes small disturbance in these anomaly areas for grading, retaining

walls, landscaping and small portion of the dwelling.

A significant portion of the identified steep slopes in this rear yard area are preserved and depicted on the drawings as undisturbed (limit of disturbance). While the approved PUD does not specifically identify these steep slope areas within Lot 22 and allow them to be completely disturbed, it is clear that the intent of the overall design of the Subdivision and the PUD approval supports potential findings allowing the small areas of grading disturbances. Areas disturbed by construction activity will be revegetated with natural grasses and maintain a natural slope appearance. The dwelling is sited to be located on the most developable portion of the Lot and alternatives to further minimize slope intrusion would increase driveway slopes above acceptable access standards.

Compliance with White Clouds Design Guidelines- The applicant's representatives were aware of the Single Family Design Guidelines for the White Clouds Subdivision and have designed the project accordingly. While not adopted or approved by the City as part of the Subdivision's approvals, the Design Guidelines should be disclosed and made available early in the design phase for projects within the Subdivision. The project design, as conditioned, meets all applicable provisions of the White Clouds Single Family Design Guidelines.

Landscaping- A mix of new deciduous trees will be added to the site in the front and side areas. Numerous shrubs, flower beds and ground covers will compliment the development near the structure and several terraces and yard areas will provide usable outside area. The proposed landscape design largely incorporates areas of native grasses. All disturbed areas will be revegetated and irrigated with an automatic underground sprinkler system. Once the landscaping is established, the maximum permanent irrigated area will be limited to approximately 4,760 sq. ft. Therefore, the project's total permanent irrigated landscape area of 4,760 square feet will not exceed the irrigation limits specified in Code Section 9-3A-3F, which caps the total area of any lot or parcel irrigated with domestic water provided by the Sun Valley Water and Sewer District to 22,000 square feet (approx. ½ acre).

Snow Storage- Required **s**now storage calculations are listed on the project's Title Sheet **(Sheet TS-1 of Exhibit "PZ-F")**. The project's asphalt driveway, turnaround and parking area represent 2,501 square feet of hardscaped surface. Development Code Section 9-3G-13 thus requires a minimum of 1,251 square feet of on-site snow storage area (50%). The project provides 1,455 square feet of readily available snow storage directly adjacent to the driveway.

Construction Management Plan- Draft Condition of Approval #6 requires that prior to issuance of a building or grading permit for the project the applicant shall submit a final construction management plan for approval by the Community Development Director. The construction management plan shall include all applicable elements dealing with noise, construction hours, staging, materials storage, dust control, tire cleaning, construction parking, dogs, garbage, safety, etc., as well as any comments and issues identified by the Planning and Zoning Commission during the public hearing. The Sun Peak Drive and Monarch Lane right-of-ways, as well as the site driveway, must be maintained free and clear through the duration of project construction.

The applicant is required to limit the area of disturbance along the northern and western elevations of the structure to preserve the adjacent steep slope area to the greatest extent practicable. Temporary green construction fencing shall be placed and maintained to prohibit

intrusion and disturbance in steep slope areas. No disturbance of steep slope areas is permitted other than portions depicted on the approved Site Plan.

Application Review and Comment- The project drawings and application materials were reviewed by the City for Sun Valley Fire Department and Building Official comments and conditions (**Exhibit "PZ-B"**). The comments and conditions are reflected in the draft Conditions contained in the Draft Findings of Fact, Conclusions of Law, and Conditions of Approval for Design Review attached to this Report as **Exhibit "PZ-A"**.

The Community Development Department has completed a comprehensive review of the development application and has determined that all required application materials have been satisfactorily submitted as per Development Code requirements. The proposed single family design is consistent with the land use envisioned for the property and the development is congruent with the size, nature and character of future development expected in the area. No significant negative impacts to the area or City due to the residential development have been identified by staff.

Public Notice and Comment- The project application was publicly noticed by: 1.) publication in the Mtn. Express on April 10, 2013; 2.) posting of the project site; 3.) mailing of notice to all property owners within a 300 foot radius of the Lot; 4.) posting of notice in five prominent public places in the City, including Sun Valley City Hall, Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 5.) electronic notification to all parties who have notified the City of interest to receive agendas and notices; and, 6.) posting of the notice on the City's web site. No public email comments, phone calls or letters have been received by staff as of the writing of this Report.

Alternative Actions- Alternative actions available to the Commission include: (1) make the required findings and adopt the attached draft Findings of Fact and Conclusions of Law approving the design review application; (2) continue the public hearing for further information and review; or (3) close the public hearing, discuss the findings, vote to deny the application and direct staff to return on a date certain with a resolution of denial reflecting the comments and findings of the Commission.

RECOMMENDATION: Before public comment is received, the Commission should disclose all information and contacts received outside the public hearing on this item upon which the decision will be based, receive public testimony, and consider the facts and findings necessary to make a decision on the application. The Community Development Director recommends the Commission perform a site visit to view applicable site conditions and site staking, review the project drawings, discuss any remaining issues and take action to approve the design review application as proposed or as may be amended.

LIST OF ATTACHED EXHIBITS:

Exhibit "PZ-A"	Draft Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR2013-13.
Exhibit "PZ-B"	Sun Valley Fire & Building Comments for Planning & Zoning Review letter dated April 12, 2013.

(DRAFT) FINDINGS OF FACT AND CONCLUSIONS OF LAW
CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
DESIGN REVIEW

Project Name: **Skelton Selbach Single Family Residence**

Applicant: **Rune Martinson for Jeffery Skelton and Barbara Selbach**

Location: **Lot 22 White Clouds Corrected PUD Subdivision; 210 Sun Peak Dr.**

Zoning District: **Rural Estate and Ranch (RA) Zoning District**

Single Family Residence Floor Area:

	Proposed Floor Area (sq. ft.)
Upper Floor	2,544
Lower Floor	1,401
Total Heated Area	3,945
Total Gross Area	4,045

Setbacks: All buildings, decks, porches, stairs and walkways exceeding thirty inches (30") in height above record grade will meet the fifteen (15) foot minimum required setback standard from exterior property lines for the RA Zoning District (Development Code Section 9-2A-3E).

Lot Area: 1.11 acres (48,444 sq. ft.)

Building Envelope: Recorded with the Plat for White Clouds Corrected PUD Subdivision.

Building Footprint Allowed: 5,630 sq. ft. max. (calculated as per Section 9-2A-3I)
Building Footprint Proposed: 3,945 sq. ft.

Allowable Footprint Outside Building Envelope: 1,315 sq. ft. (1/3 max. of building footprint)
Proposed Footprint Outside Building Envelope: Approx. 800 sq.ft.- Does not exceed the 1/3 maximum.

Building Height allowed for Single Family Residence: 30' max. for 2/3 of structure with 1/3 (33%) up to a max. height of 35'.

Proposed Height of Single Family Dwelling: No portion of the structure exceeds 30 feet above existing record grade. The proposed height of the building is 17 feet, 9 inches above existing grade.

Required Snow Storage: 1,251 sq. ft. min.
Proposed Snow Storage: 1,455 sq. ft.

Maximum Irrigated Area: 22,000 sq. ft. (1/2 acre)
Proposed Irrigated Area: 4,760 sq. ft. (permanent irrigated area)

Project Description: The applicant proposes construction of a new 4,045 square foot, two-level single family dwelling with attached two-car garage and associated site improvements on a vacant legal lot within the Rural Estate and Ranch (RA) Zoning District of the City of Sun Valley. The project proposes development of vacant Lot 22 of the approved White Clouds PUD Subdivision. The subject Lot was created for future single-family residential development as part of the White Clouds Subdivision through the City's approval of the project's Master Plan, Zoning Map Amendment, Planned Unit Development (PUD), Preliminary Plat and Final Plat.

The existing 1.11-acre (48,444 square foot) lot is generally covered in low lying native ground cover vegetation and includes areas of significant slope greater than 25%. A building envelope was accepted by the City as part of the overall subdivision approval and was recorded with the White Clouds Corrected PUD Plat. The building envelope shown on the Site Plan for this new residential construction project is consistent with the current envelope recorded for Lot 22, is centrally sited to preserve steep slopes on the site, and allows an envelope of a size consistent with current zoning regulations.

The site lies uphill of the adjacent Sun Peak Drive public street right-of-way near the intersection with Monarch Lane. Undeveloped single family lots lie adjacent to the west, east and south and a large area of open hillside, zoned Open Space (OS), lies to the north of the project site. This open space zoned area is Parcel G of the White Clouds Corrected PUD Subdivision Plat and extends uphill northward to the City boundary. The existing public access trail for the White Clouds traverses the hillside north of the subject lot within the Parcel G open space area. The detached single family dwelling is to be developed as a single phase.

The single family dwelling is designed with a 2,544 square foot upper floor and a 1,401 square foot lower level with an attached garage (3,945 square feet total heated area). The lower level and significant portions of the main level are excavated well into the sloping site grade. The dwelling is accessed from the public street right-of-way via a 20-foot wide asphalt driveway which is adequately designed for fire apparatus access. No detached or accessory structures are proposed with the project nor does it include an accessory dwelling unit.

The structure's exterior materials are primarily cedar channel wood siding and trim stained dark with extensive board formed concrete walls. The roofing system is a dark grey standing seam metal roof design and windows are anodized aluminum metal clad. Manufacturer's detail and specifications sheets for the proposed exterior lighting fixtures were submitted for review by the Commission to ensure project compliance with the City's exterior lighting regulations. Photos of the architectural scale model were also submitted for the project design that depict the mass and scale of the structure. A colors/materials exhibit was also reviewed by the Commission at the site visit and public hearing.

The Master Plan and Zoning Map Amendments approved for the White Clouds Subdivision preserved a majority of the significant steep slope areas within the 317 acre overall project and permitted development in the most appropriate developable areas. Additionally, as part of the PUD approved for the Subdivision, several deviations from Code were granted in regard to grading and allowable steep slope disturbance. Most of the deviations granted specifically applied to building envelopes and the developability of the development's thirty single family lots. Some steep slope intrusion is permitted and small inconsequential steep slope anomalies are allowed to be developed.

The building envelope for Lot 22 is located in the least slope constrained center area of the site. The slope analysis for the White Clouds Subdivision was done on a large scale and portions of steep slope over 25% grade were shown within the single family lots. These were to be dealt with when future development was proposed on each individual site. Now that development is proposed on Lot 22, slope identification analysis was done on a more site specific scale.

Within Lot 22 several small steep slope anomalies are present and the uphill area adjacent to the rear property line contains the main area of significant steep slope. The single-family

development proposes very limited disturbance in the steep slope anomaly areas for grading, retaining walls, landscaping and small portion of the dwelling.

A significant portion of the identified steep slopes in this rear yard area are preserved and depicted on the drawings as undisturbed (limit of disturbance). While the approved PUD does not specifically identify these steep slope areas within Lot 22 and allow them to be completely disturbed, it is clear that the intent of the overall design of the Subdivision and the PUD approval supports potential findings allowing the small areas of grading disturbances. Areas disturbed by construction activity will be revegetated with natural grasses and maintain a natural slope appearance. The dwelling is sited to be located on the most developable portion of the Lot and alternatives to further minimize slope intrusion would increase driveway slopes above acceptable access standards.

All aspects of the project have been reviewed by the Planning Commission and staff to ensure compliance with all applicable standards including minimum setbacks, building envelope, lot coverage, maximum height, off-street parking, landscape irrigation, exterior lighting regulation compliance and hillside preservation provisions. The Planning and Zoning Commission conducted a site visit as part of the noticed public hearing to review existing site conditions and view temporary staking erected on the site to demonstrate the bulk and location of the proposed dwelling.

Required Findings: In order to approve a design review application and based on the standards set forth in **Sun Valley Municipal Code, Title 9, Chapter 5B, Section 3 DESIGN REVIEW,** the Planning & Zoning Commission shall make the following findings:

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The construction of the new single family dwelling and associated site improvements is in conformance with the purpose and dimensional regulations of the zoning district because the design meets or exceeds all applicable standards. The Rural Estate and Ranch (RA) Zoning District allows single family residential construction by right as a land use. The new dwelling and associated improvements comply with all applicable development standards for the RA District, including setbacks, height, and lot coverage. The project's intrusions into steep slope areas are appropriately consistent with the provisions and allowances contained in the approved PUD for the White Clouds Subdivision (CUP2007-05).**

2. The proposed design is in conformance with the standards for design review as set forth in Chapter 3A DESIGN REVIEW REGULATIONS of this Title. **The structure is in conformance with all applicable standards for design review because it is appropriately and sensitively located on the existing plated lot and the preservation of existing view sheds and corridors was taken into account as part of project design. The design of the project is consistent with and complimentary to anticipated future development on adjacent lots and the surrounding area. The quality materials and colors utilized by the project are consistent with the surrounding neighborhood and the greater Sun Valley area. All applicable evaluation standards for design review as set forth in Chapter 3A have been met by the project design.**

3. The proposed design does not significantly impact the natural, scenic character and aesthetic value of hillsides, ridges, ridgelines, ridge tops, knolls, saddles, and summits in the City. **The Planning and Zoning Commission conducted a site visit as part of the noticed public hearing to view staking and to examine existing site conditions. No significant negative impact will occur to surrounding natural features because the development will occur on the less constrained, least sloped, most developable portion of the site and a majority of the significant slopes over 25% will be preserved and undisturbed. The project's intrusions**

into steep slope areas are appropriately consistent with the provisions and allowances contained in the approved PUD for the White Clouds Subdivision (CUP2007-05). The dwelling is sited in a central location to minimize steep slope intrusion and the required driveway provides safe, adequate and direct access to the structure. The specific steep slope deviations from the Development Code approved as part of the White Clouds PUD greatly balance the residential development allowed on the property with significant preservation of the prominent steep slope areas, soil conditions, ridges, ridge lines, ridge tops, knolls, saddles, summits, wildlife habitat, natural features, and hydrology. No avalanche hazard area has been identified on the subject property. The development provides adequate separation from adjacent properties and maximizes view preservation through and to the site.

4. The proposed design is in context and complimentary to adjacent properties. **The project is on Lot 22 of the White Clouds Subdivision. No development yet exists on the single family lots surrounding the subject site. The structure will be sited in an area which is consistent with the anticipated future development adjacent to the east, south and west. The site lies adjacent to an extensive open area zoned Open Space (OS) and the new development is consistent and in context with, and complimentary to, anticipated future surrounding development because of sensitivity in design and location. The single family residential character of the area will be maintained and the project is in compliance with all applicable conditions and requirements of the White Clouds Subdivision's Master Plan, Zone Map Amendment, PUD, Preliminary Plat and Final Plat approvals.**

5. The proposed design is compatible with the community character and scale of the neighborhood. **The proposed design is compatible with the community character and scale of the neighborhood because the primary dwelling is sensitively and appropriately placed on the site and the 4,045 gross square foot single family design is consistent with the anticipated future single family development on lots within the immediate surrounding area. The new dwelling will be accessed from the Sun Peak Drive public street right-of-way via a new private driveway. The bulk and mass of the proposed design is consistent and compatible with the community character and scale of the existing residences in the City because the structure is centrally located on the most developable portion of the site, is substantially dug into existing grade, and will be separated from view from surrounding areas in the future by new landscaping vegetation and topography.**

6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **All applicable services such as sewer and water are available to fully serve the project. Additionally, as conditioned, the project will comply with all applicable requirements from the Sun Valley Fire & Building Comments for Planning & Zoning Review letter dated April 12, 2013 (Attachment 1). No site conditions or aspects of design have been identified that would be adverse to the protection of health, safety and general welfare of the community.**

7. The proposed design is of quality architectural character and materials. **The proposed design of the structure is of quality architectural character because it incorporates adequate horizontal and vertical articulation in wall and roof planes, the pitched and flat roof elements of the structure are architecturally broken up to avoid a massive flat roof presentation, the structure is integrated into the sloping natural grade, visual impacts are minimized while allowing development of the existing lot and the materials are consistent with the quality and design of surrounding development and the region.**

8. The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City. **The subject site is designated as Low Density Residential by the Future Land Use Map of the Comprehensive Plan. The Rural Estate and Ranch (RA) Zoning District implements the Low Density Residential Land Use Designation and the proposed single-family dwelling on one legal lot is consistent with all applicable provisions of the RA Zoning District.**

CONCLUSIONS OF LAW

That this project does meet the standards for approval under Title 9, Chapter 3A (Design Review Regulations), of the City of Sun Valley Municipal Code provided the below conditions of approval are met. Design review approval shall expire 365 days from the date of approval, unless extended as per Municipal Code Section 9-5A-8.

CONDITIONS OF APPROVAL

1. **The applicant(s) and their representatives shall comply with all IBC, IFC and applicable City ordinances.**
2. **Site review approval is good for one year from the date of approval, unless extended as per Municipal Code Section 9-5A-8.**
3. **Any requirements and/or approvals of private associations or other entities are the sole responsibility of the property owner.**
4. **The location and elevation of the building foundation shall be certified by a licensed surveyor or engineer and submitted to the Sun Valley Building Inspector, as applicable, prior to any issuance of a foundation inspection or permission to pour concrete footings.**
5. **Any permits issued during the 10-day appeal period provided for under section 9-3A-4 may be subject to a stop work order in the event of an appeal. Any work commenced during the appeal period shall be at the applicant's own risk.**
6. **A final construction management plan shall be submitted to the Building Inspector at the time of application for a building permit that addresses steep slope preservation, construction parking, material storage, nuisance control (noise, dust, trash, street cleaning and construction fencing) and each issue of concern of the Planning and Zoning Commission addressed as part of the project approval. *Prior to the issuance of a building permit, final review and approval of the construction management plan by the Community Development Director is required.* No construction parking or staging shall occur on the Sun Peak Drive or the Monarch Lane public right-of-ways without City permission and the site access shall be kept free and clear for emergency vehicle access at all times. Access on Sun Peak Drive shall not be impeded by construction activity to the greatest extent practicable and any significant access issues shall be brought to the attention of the City and project neighbors in advance. Temporary construction fencing shall protect all sensitive steep slope areas and surrounding vegetation throughout the development process. Temporary dirt and grading staging areas shall be clearly identified on the construction management plan. No permanent disturbance of steep slope areas is permitted other than portions depicted on the approved Site Plan for the landscape grading.**
7. **The applicant shall comply with the applicable comments set forth in the Sun Valley Fire & Building Comments for Planning & Zoning Review letter dated April12, 2013 (Attachment 1) which are based on the stated project design which includes the use of extensive cement siding materials. Any selective clearing of adjacent vegetation other than that shown on the approved project drawings shall have prior approval of the Community Development**

Department and the Fire Department and shall consist of limited/select hand clearing and removal of the existing sage brush and tall grasses from the area adjacent to the dwelling as described in the attached Review letter. A temporary address placard or monument shall be maintained at the driveway entrance for the construction phase and the access roadway shall be maintained free and clear for emergency vehicle access. No modifications to the approved plans shall be made without written permission of the Fire Chief, Building Official and Community Development Director.

8. **The subject Design Review Application shall be specific to the project drawings (11 Sheets) stamped received by the City on April 5, 2013 and approved by the Planning & Zoning Commission on April 25, 2013. Any changes or modifications to the approved design shall be reviewed by the Community Development Department pursuant to Code Section 9-5A-10, Substantial Conformance.**
9. **This Design Review approval is specific to the steep slope provisions and allowances in Planned Unit Development Application No. CUP2007-05 and shall not be modified without official approval by the City.**
10. **Any planned address monument shall meet all applicable requirements of Development Code Section 9-3G-14, including letter size and height. A final address monument plan showing any the design of any included lighting fixtures shall be submitted for approval by the Community Development Director prior to any construction of such monument and prior to issuance of a Certificate of Occupancy for the project by the City.**

DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR2013-13.

Dated this 25th day of April, 2013.

_____

Ken Herich
Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed_____

Exhibit "PZ-C"	Exterior lighting drawings and manufacturer's detail consisting of five (5) 8.5" by 11" sheets stamped received by the City on April 8, 2013.
Exhibit "PZ-D"	Photos of the architectural scale model consisting of twelve (12) 8.5" by 11" sheets stamped received by the City on April 8, 2013.
Exhibit "PZ-E"	Site specific slope analysis consisting of one (1) 11" by 17" sheet stamped received by the City on March 27, 2013.
Exhibit "PZ-F"	Reduced 11" by 17" project drawing set consisting of eleven (11) sheets stamped received by the City on April 5, 2013.

**The entire administrative record for this Design Review application is available for review in the Community Development Department at City Hall.

EXHIBIT
tabbies
"PZ-B"

Sun Valley Fire & Building Comments for Planning & Zoning Review

Meeting Date: April 25, 2013

Date: April 12, 2013

Project: Skelton/Selbach Residence DR2013-13

These comments constitute noted discrepancies that would affect Design Review this does not constitute a full building permit plan review.

Fire Comments:

1. The access roadway slope and width as designed meets the intent of the International Fire Code 2009 Edition.
2. Spark arrestor is required on solid fuel burning fireplaces.
3. The applicant shall perform selective hand removal of sagebrush and other large shrubs in an irregular and blended pattern in the sloped area below the residence for fire protection purposes. This selective hand removal shall be accompanied by supplemental replanting of bare areas with natural low lying and no maintenance grasses in accordance with the Landscape Plan approved for the project. For the sloped area above the residence, the sagebrush and other large shrubs may require thinning at discretion of the Fire Chief and the Community Development Director. The hand removal shall be done in such way that the non-shrub vegetation is preserved to the greatest extent practicable. All required thinning shall be completed and replanted as needed prior to issuance of a Certificate of Occupancy for the project.

Building Comments:

1. Snow retention devices required above walking surfaces.
2. Insulation values in portions of the roof appear to be less than required. Additional required insulation may increase depth of roof.

STEP | RECESSED WALL LIGHT

EXHIBIT "PZ-C"

Recessed wall luminaires · shielded

Housing: Die-cast aluminum with integral wiring compartment.

Enclosure: One piece die-cast aluminum faceplate. Etched, clear tempered glass. Faceplate is secured by four (4) flush socket head stainless steel captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.

Electrical: Halogen; G9 (40 W) snap type ceramic lampholder. Available in 120 V only. Through Wiring: Maximum of four (4) No. 12 AWG conductors (plus ground) suitable for 90° C. Two ⅞" knockouts provided for ½" conduit.

Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed, suitable for wet locations and for installation within 3 feet of ground. Type non-IC. Protection class: IP65.

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

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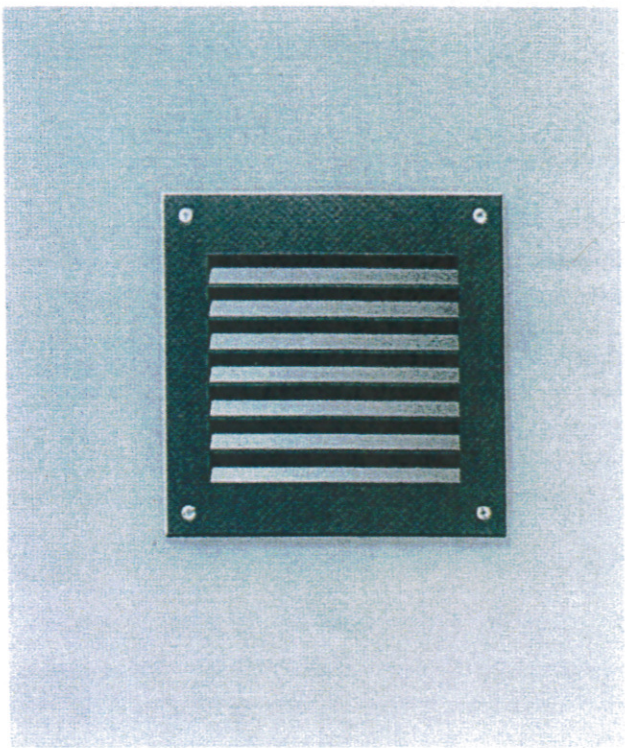
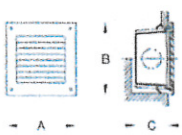
APR 8 2013
CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT





		Lamp	Lumen	A	B	C
2308	NOM	1 40 W T4 G9, 120 V	1800	5⅛	5⅞	4⅛

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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'COURTYARD LIGHT'

Saratoga Series™

The Saratoga Series™ utilizes the T4 halogen lamp to 50 watts. Its unique design incorporates optics that allow the designer to select spot, flood or wall-wash patterns. The Saratoga's exclusive design provides 'interchangeable optics modules' for unparalleled performance. Constructed of machined aluminum components and stainless steel hardware, it is available in eight standard polyester powder coat finishes. The Saratoga Series is available with lens and shielding options and any of three cutoff accessories to refine lighting design to its optimum.

Features

- Tamper proof design.
- Gasketed end caps form completely sealed optical compartment.
- Clear, tempered glass lens, factory sealed.
- Machined aluminum construction with stainless steel hardware.
- Interchangeable optics modules.
- Mounting knuckle allows vertical to horizontal aiming, provides integral wireway.
- cULus & CSA Listed with T4 halogen lamps to 50 watts.
- For use with remote transformers, see pages 92, 94, and 97.

RECEIVED
APR - 8 2013
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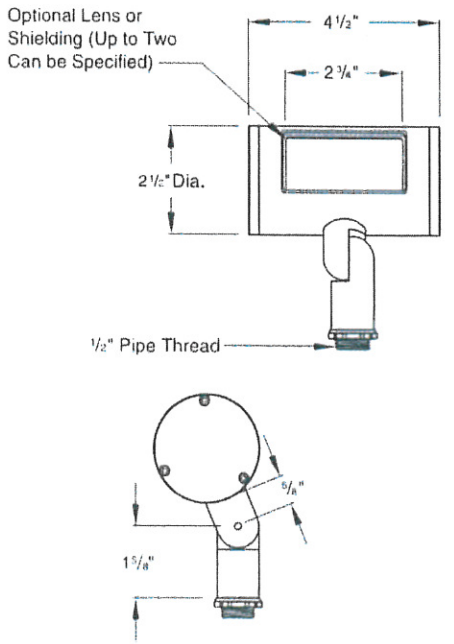
COMMUNITY DEVELOPMENT DEPT.



For photometrics, see page 106.

CATALOG NUMBER LOGIC

Example: SA - SP - 20 - VER - 9 - 11 - BD

Series

Optics
SP - Spot, FL - Flood, WW - Wall Wash

Lamp Type
0 - By others
20 - Q20T4/CL-12V(20W)
64 - Q35T4/CL-12V(35W)
65 - Q50T4/CL-12V(50W)

Finish

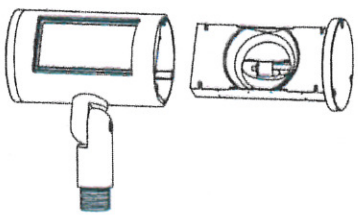
Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White(Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Lens Type
9 - Clear (Standard), 10 - Spread, 13 - Rectilinear

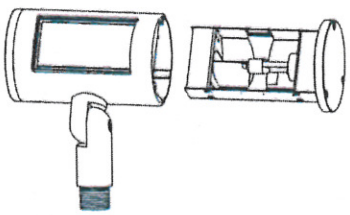
Shielding
11 - Honeycomb Baffle

Accessories
CV - Cutoff Visor, CS - Cutoff Snoot, BD - Adjustable Barn Doors

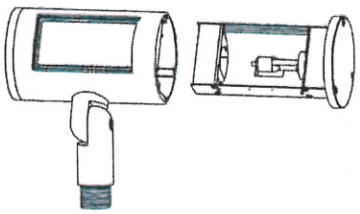
Optics - Interchangeable Modules



Spot 'SP'



Flood 'FL'



Wall Wash 'WW'

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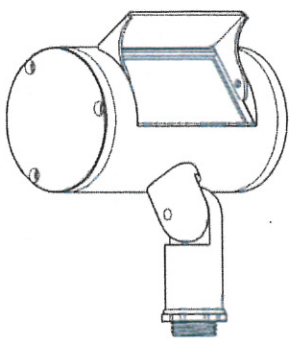
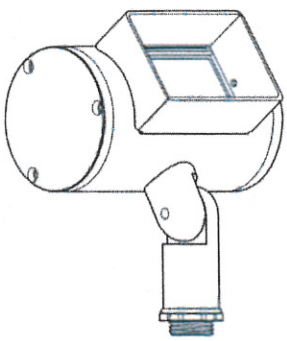
For photometrics, see page 106.

255 LUMENS

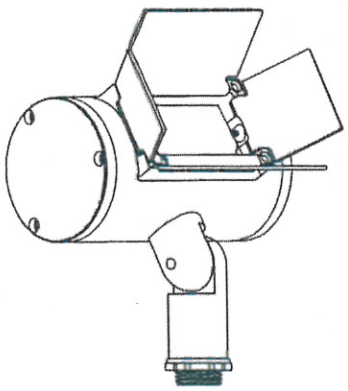
Accessories



Cutoff Visor 'CV'



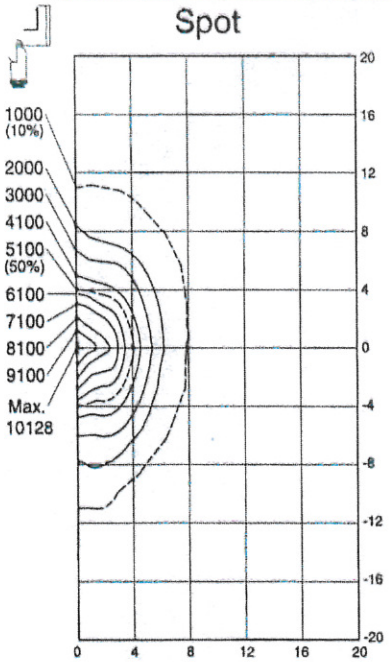
Cutoff Snoot 'CS'



Adjustable Barn Doors 'BD'

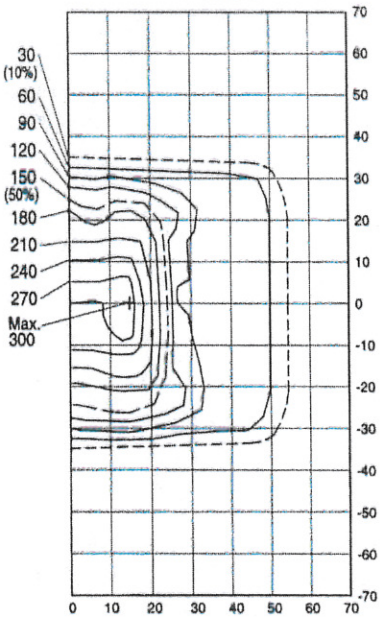
...oga Series™

Spot



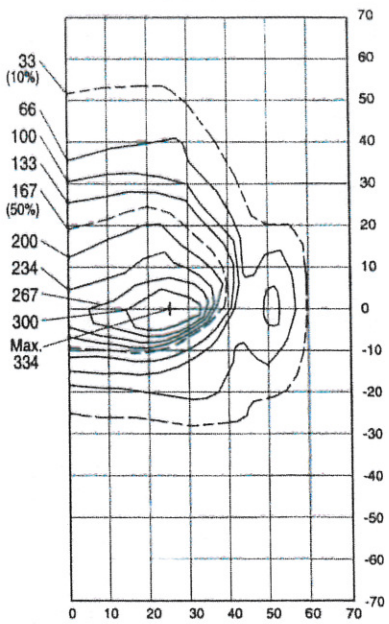
B-K filename: T4SPOT2.IES
Lamp: 50W T4 Halogen
IES Beam Type: 1H x 2V
Max. Candela: 10128 at 0°H; 0°V
Beam Spread (at 50% Max CD):8°H; 8°V
Field Spread (at 10% Max CD):16°H; 22°V
Total Lumens: 390

Flood



B-K filename: T4FREF3.IES
Lamp: 50W T4 Halogen
IES Beam Type: 6H x 4V
Max. Candela: 300 at 15°H; 0°V
Beam Spread (at 50% Max CD): 47°H, 48°V.
Field Spread (at 10% Max CD): 108°H, 69°V.
Total Lumens: 255

Wall Wash



B-K filename: T4PREFA.IES
Lamp: 50W T4 Halogen
IES Beam Type: 6H x 5V
Max. Candela: 343 at 25°H; 0°V
Beam Spread (at 50% Max CD): 76°H,27°V
Field Spread (at 10% Max CD): 118°H,78°V
Total Lumens: 280

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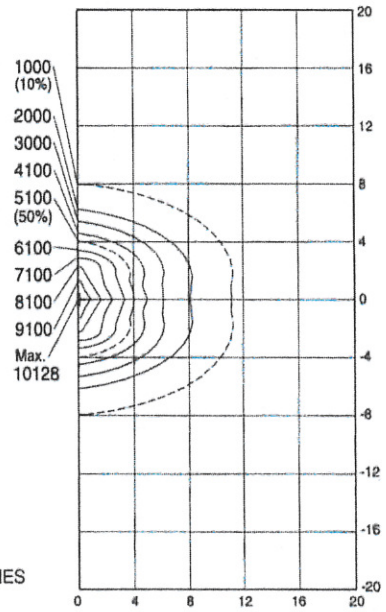
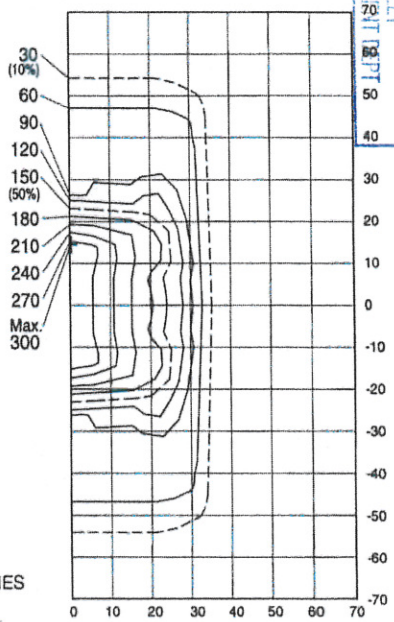
Rushmore Series™

Spot



B-K filename: T4SPOT2.IES
Lamp: 50W T4 Halogen
IES Beam Type: 2H x 1V
Max. Candela: 10128 at 0°H; 0°V
Beam Spread (at 50% Max CD): 8°H, 8°V
Field Spread (at 10% Max CD): 22°H, 16°V
Total Lumens: 390

Flood



B-K filename: T4FREF3.IES
Lamp: 50W T4 Halogen
IES Beam Type: 4H x 6V
Max. Candela: 300 at 0°H; 15°V
Beam Spread (at 50% Max CD): 48°H, 47°V
Field Spread (at 10% Max CD): 69°H, 108°V
Total Lumens: 255

'BOULDER LIGHT'

Showing 1-4 of 5 Click to Enlarge See All Photos

1 Watt High Power LED Landscape Spotlight

Part Number: SPL-WW1W-40-DI | UPC: 84778102832| Stock: In Stock (Clearance)

Select Color:

Select Beam Angle: 15° 25° 40° 45°

$29.95 ea. Qty: 1

Write a Review Add to Wish List

Quantity Discount Pricing

Ships today if ordered before 1:00 PM CDT, 1 hour remaining

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Product Description

High Power LED Spotlight for Landscape Lighting applications. Available with High Power 1 Watt LED in Narrow 15 or 25 Degree or Medium 40 or 45 Degree beam patterns. 12 Volt AC/DC, Weatherproof, Black powder coated aluminum housing with ground mounting stake.

Standards and Certifications

CE FC RoHS 2yr WARRANTY

General Specifications

Finish Black
LED Amount 1 LED
Lumen (Max) 50 Lumen
Standards And Certifications CE/FCC/ROHS Compliant
Volts 12V AC/DC
Wire Length 91.5cm(36in)

IP Rating Weatherproof IP66
LED Type High Power
Polarized No
Total Power Consumption[1] 1 Watt
Wattage 1 Watt

Dimensions: 25.45cm(10.02") x 3.425cm(1.35") x 3.425cm(1.35")

All specifications are subject to change without notice
1. Total product power consumption, measured in watts, including drive circuitry and controllers that make up the entire lamp.

Part NO	Beam Pattern	CCT / Wavelength[1]	Intensity	Current Draw @ Operating Voltage	Price Ea.
SPL-CW1W-15-DI	15 °	5500 K	50 lm	150 mA	$29.95
SPL-CW1W-45-DI	45 °	5500 K	50 lm	150 mA	$29.95
SPL-WW1W-25-DI	25 °	3200 K	35 lm	150 mA	$29.95
SPL-WW1W-40-DI	40 °	3200 K	35 lm	150 mA	$29.95
SPL-B1W-45-DI	45 °	465 nm	31 lm	105 mA	$29.95
SPL-A1W-45-DI	45 °	590 nm	40 lm	105 mA	$29.95
SPL-R1W-45-DI	45 °	590 nm	40 lm	115 mA	$29.95

1. White LED Note: Correlated Color Temperature measured in Kelvin, higher numbers indicate blue/purple tint (similar to HID lamps), standard incandescent bulbs are around 3000K

All specifications are subject to change without notice

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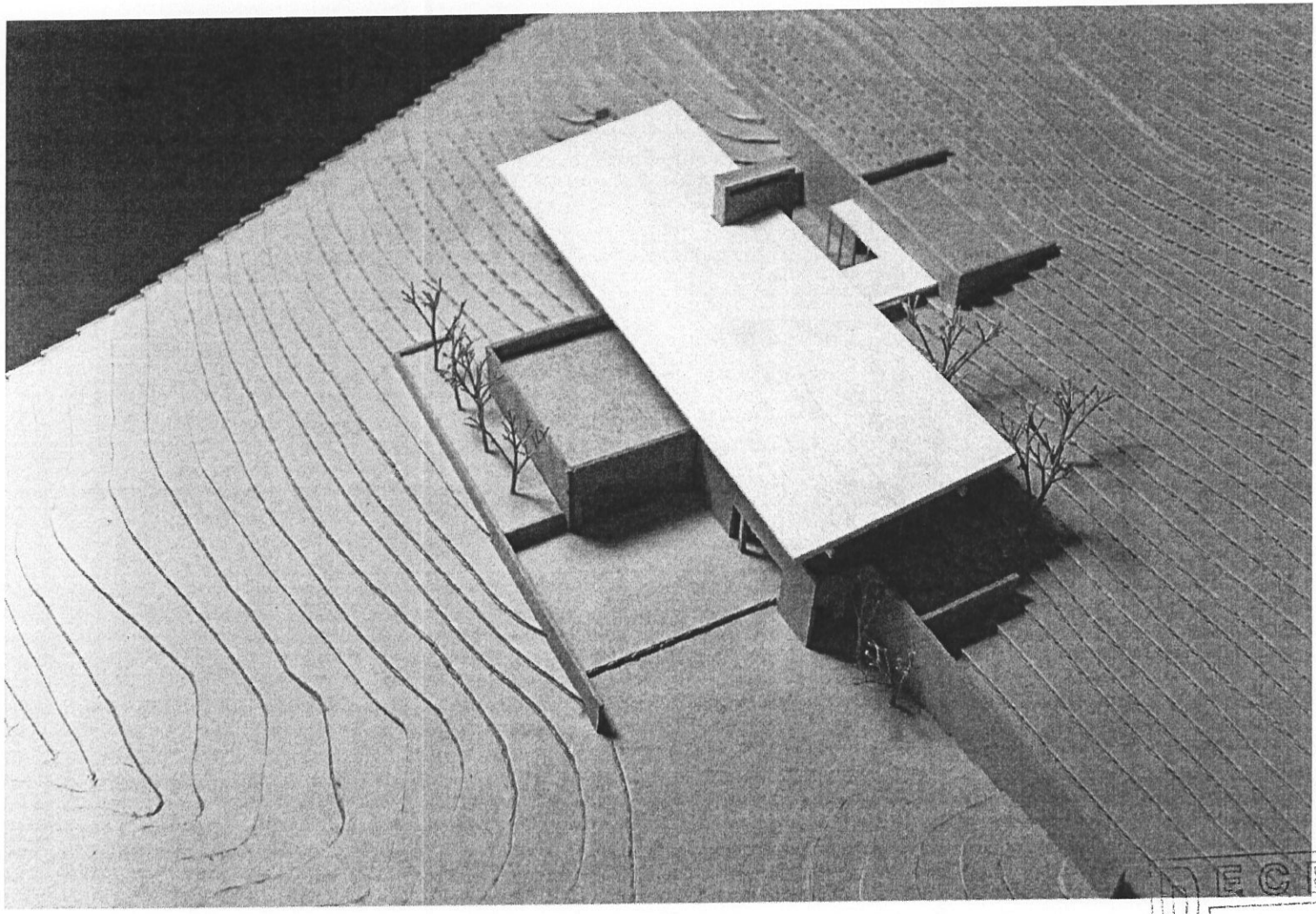
EXHIBIT "PZ-D"



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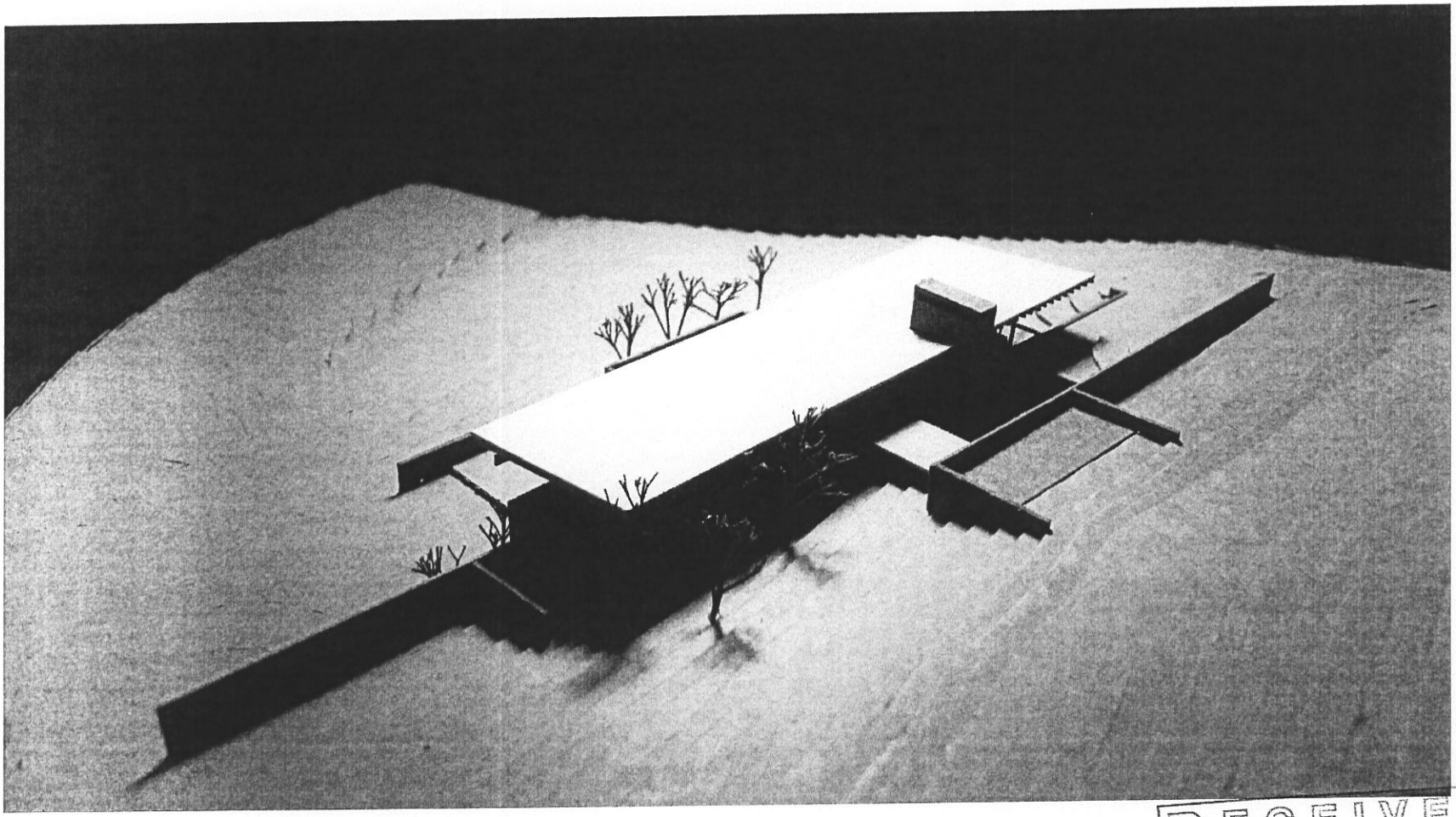

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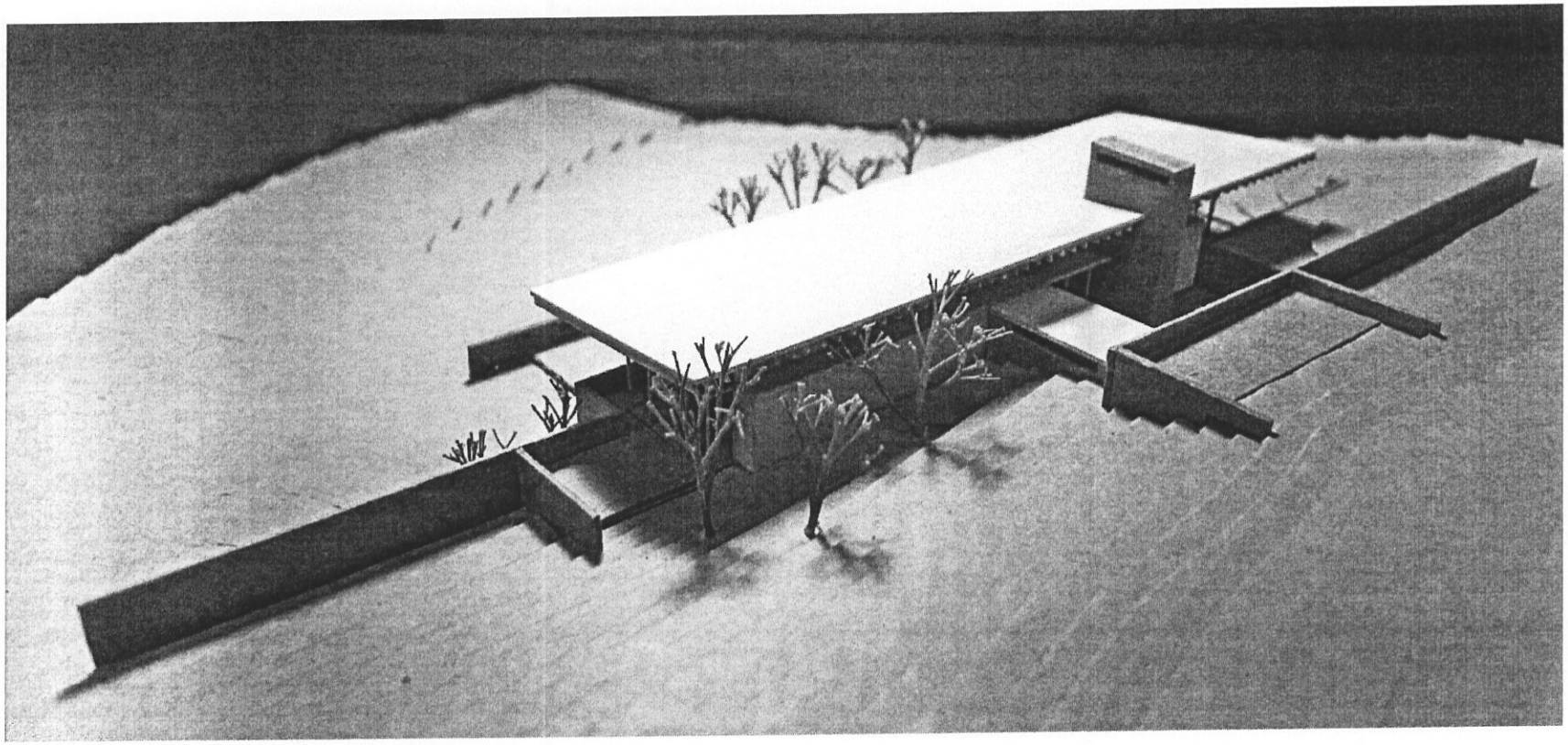

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CITY OF SIMI VALLEY
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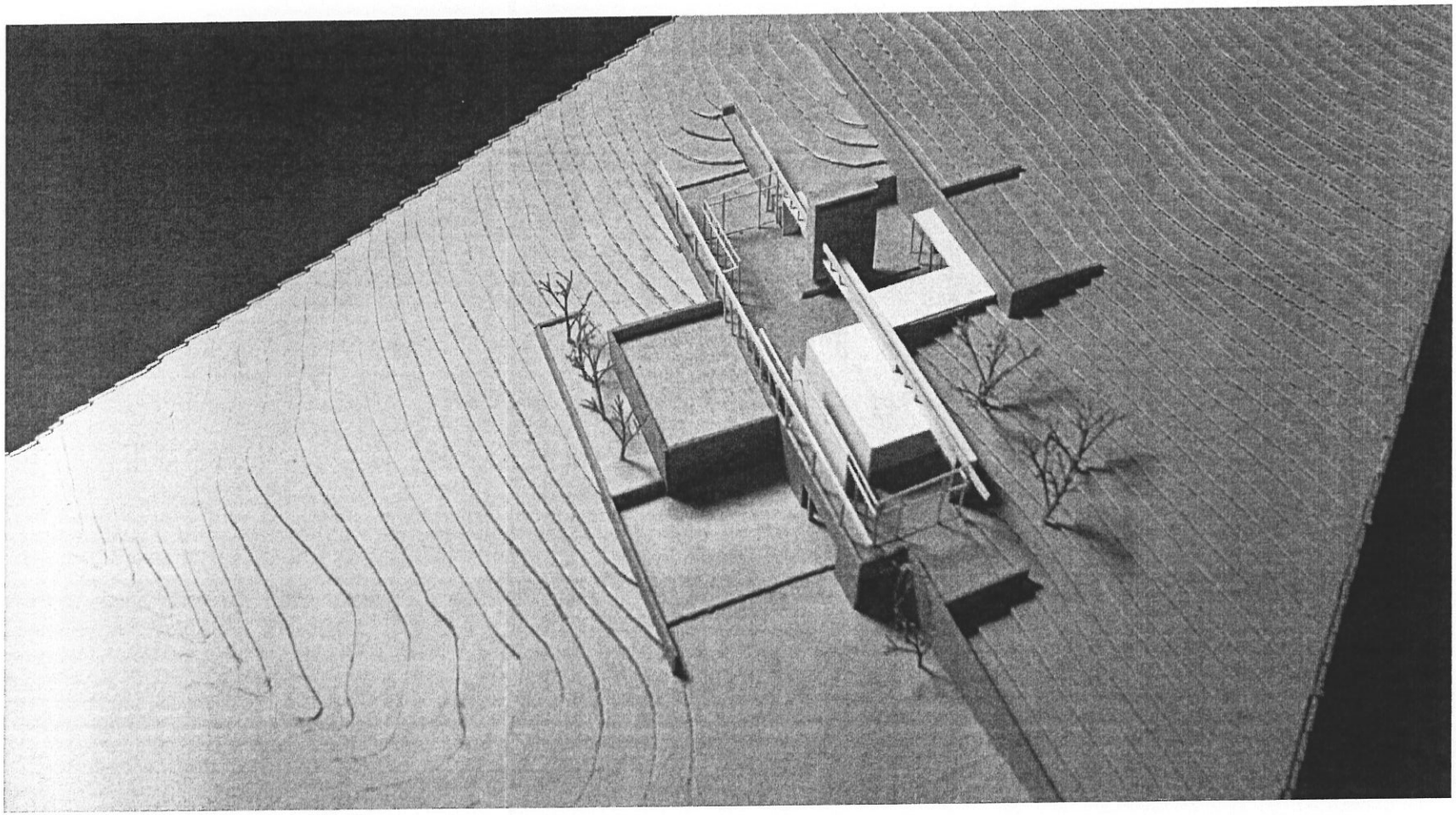

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