

# Development Permit

1720 Hidden Hills Drive

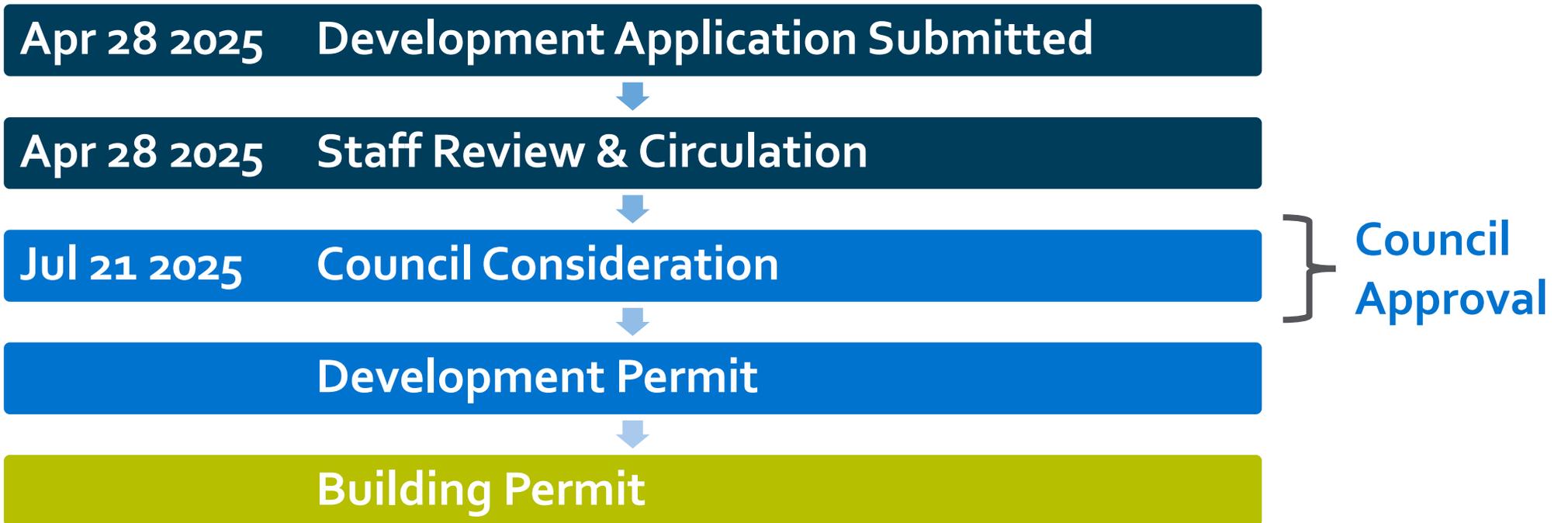
DP25-0094



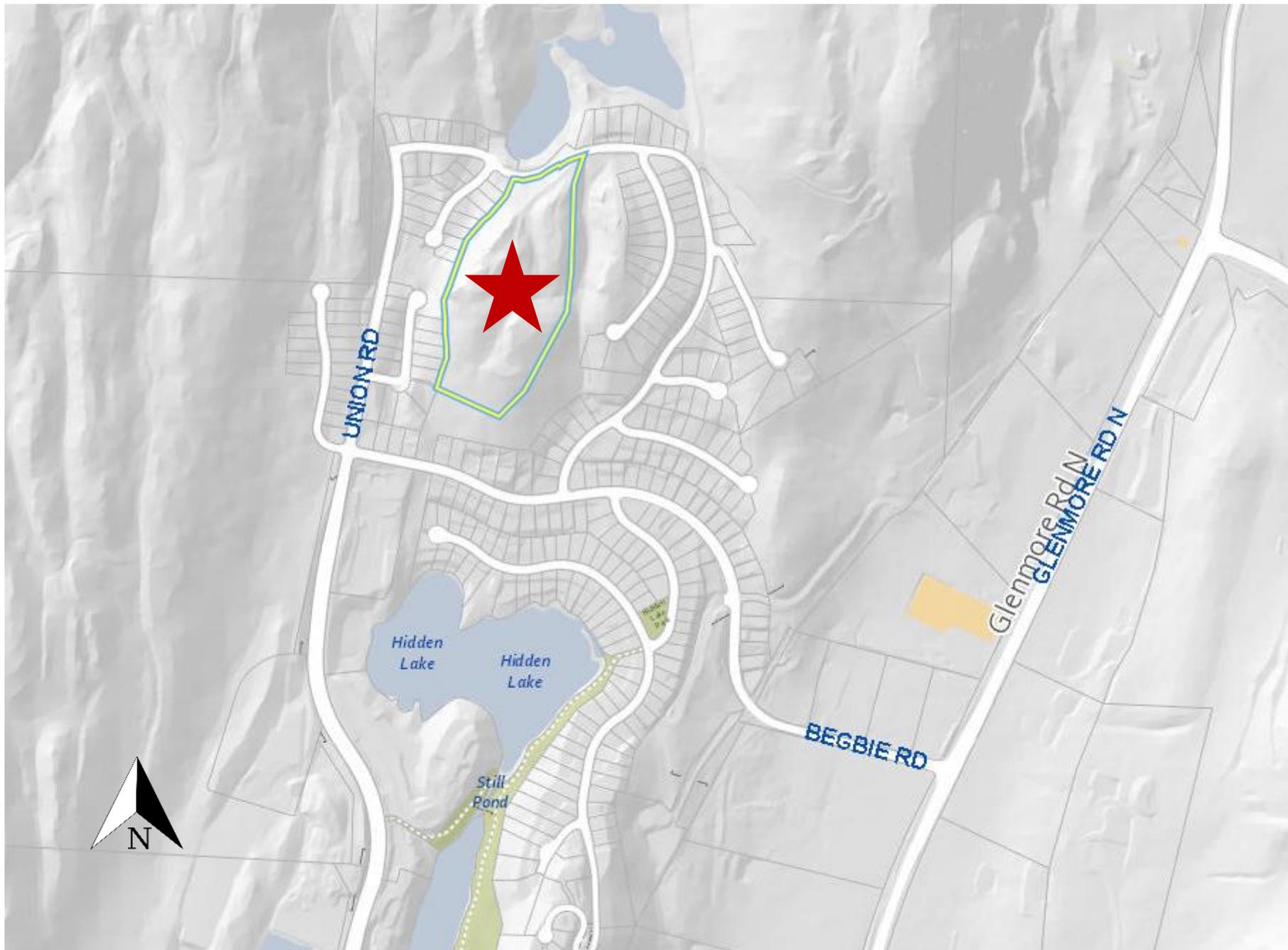
# Purpose

- To issue a Development Permit for the form and character of a duplex strata development.

# Development Process

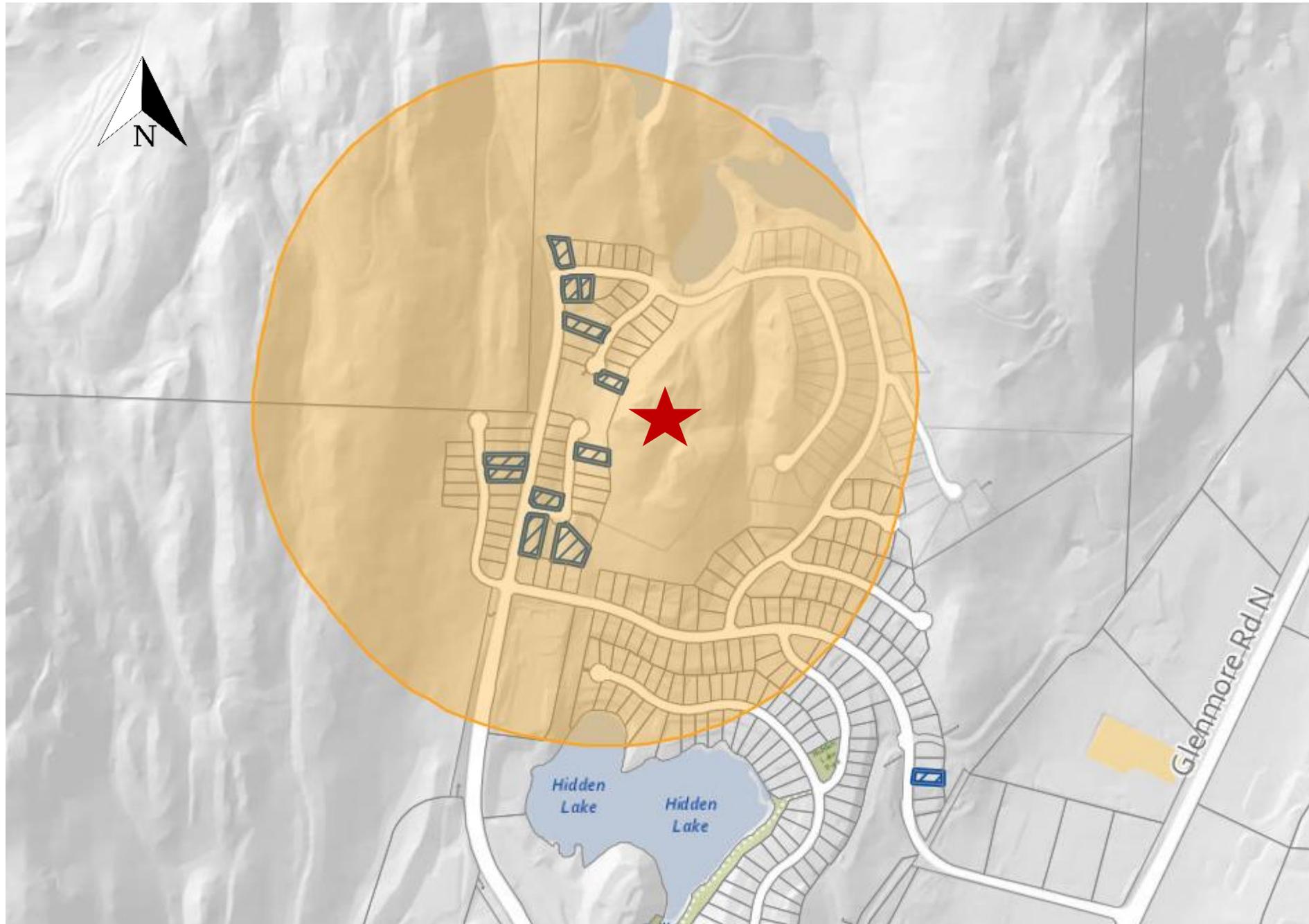


# Context Map

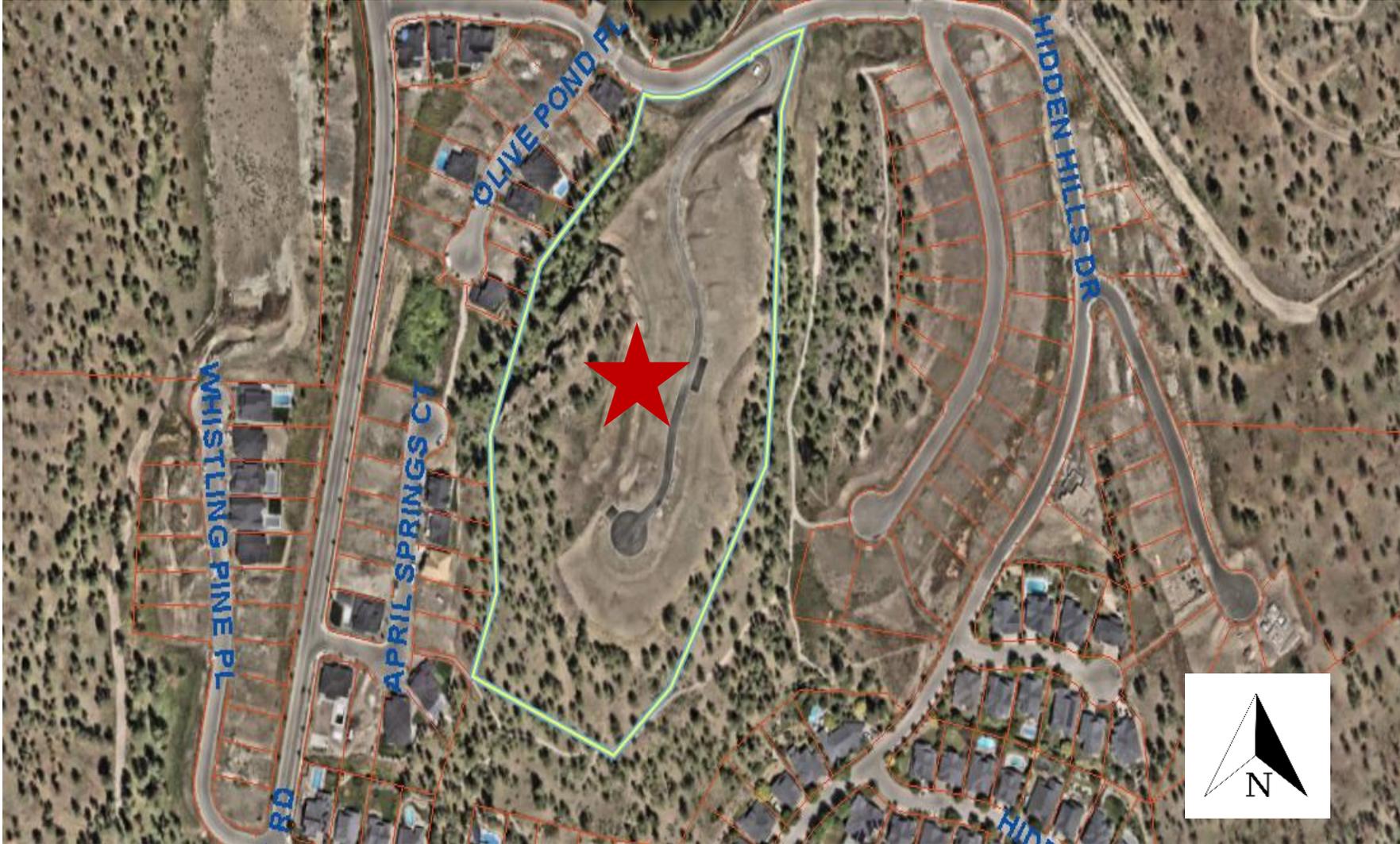


# Model City

Estimated Population: 409  
Estimated Jobs: 120  
Residential Units: 158  
Commercial Units: 0



# Subject Property Map



# Technical Details

## RU5 – Multiple Suburban Housing

- 30 duplex units (15 buildings)
  - 4 type A units
  - 5 type B units
  - 6 type C units
- 10 Visitor Parking Stalls
- 317 Large Trees

# Site Plan

Trail Network



# Materials Board

## Light Scheme:

### Buildings:

- Plan A - Uphill Units: 1, 4
- Plan B - Walkout Units: 7, 10
- Plan C - Level Units: 13



\* Rendering shows the light scheme on a 2-story level unit (2-story level units are buildings 12-15)



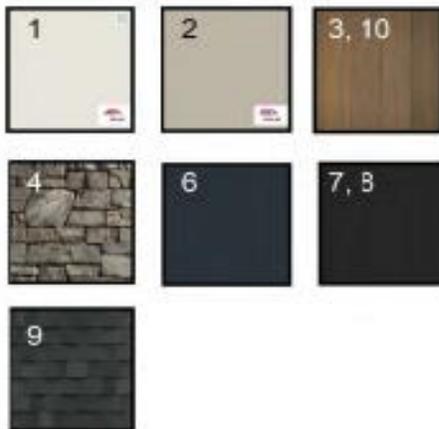
## Medium Scheme:

### Buildings:

- Plan A - Uphill Units: 2, 5
- Plan B - Walkout Units: 8, 11
- Plan C - Level Units: 14



\* Rendering shows the medium scheme on a walkout unit (Walkout units are buildings 7-11)



## Dark Scheme:

### Buildings:

- Plan A - Uphill Units: 3, 6
- Plan B - Walkout Units: 9
- Plan C - Level Units: 12, 15



\* Rendering shows the dark scheme on an uphill unit (Uphill units are buildings 1-6)



# Landscape Plan



# Rendering Type A Unit



# Rendering Type B Unit



# Rendering Type C Unit



# OCP Design Guidelines

- Ground oriented entrances
- Range of architectural features
- Generous landscaped area
- Integrated into existing sensitive slope terrain

# Staff Recommendation

- Staff recommend support for the proposed development permit as it:
  - Meets majority of OCP Design Guidelines
  - No Variances