

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday February 20, 2018 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

1. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

2. APPROVAL OF MEETING MINUTES

Meeting February 20, 2018

3. PRELIMINARY REVIEW 2/20/18

Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Fay Avenue & West Muirlands Drive PROW Vacation	Permits:	Initial Review
Project No.:	545519	DPM:	Angela Nazareno
Zone:	RM-1-1	Applicant:	Dena Boylan

I.O. # 13001949 - PROCESS 5 - Summary Street Vacation for the 8 parcels located on the southwest intersection of Fay Ave and West Muirlands Drive as shown in Drawing No. 20918-B. Council District 1.

4. FINAL REVIEW 2/20/18

Project Name:	Liaghat Hillside Vacation & Residence 7520 Hillside Drive	Permits:	CDP & SDP & Easement Relocation
Project No.:	503701	DPM:	Glenn Gargas
Zone:	RS-1-5, RS-1-5	Applicant:	Hamid Liaghat

Process 3, Coastal Development Permit/Site Development Permit (for a site containing Environmentally Sensitive Lands) Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property. The vacant site (APN 352-13-0030) is located on the south side of Hillside Drive directly north and adjacent to 7520 Hillside Drive, in the RS-1-1/ RS-1-5 Zones, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan Area.

***THIS MATTER HAS BEEN REFERRED BACK TO THIS COMMITTEE BY THE CPA.
THIS COMMITTEE MAY ELECT TO:***

- a) ***REOPEN THIS AS A DE NOVO REVIEW IN WHICH THE ENTIRE PROJECT IS PRESENTED AND REVIEWED, OR***
- b) ***REOPEN THIS WITH A LIMITED PRESENTATION AND REVIEW ON ISSUES RAISED AT THE CPA HEARING. THE DPR MAY FURTHER ELECT TO EXPAND THIS REVIEW AT ITS DISCRETION.***
- c) ***TAKE ANY OTHER ACTION WITHIN THE AUTHORITY OF THE DPR.***

2/13/18: The DPR Committee chose to concentrate its review on item (b) above.

FOR REFERENCE ONLY, THE DPR MINUTES ON THIS MATTER FOLLOW:

APPLICANT PRESENTATION (10/10/2017) Hamid Liaghat

- 1.5 yr CDP/SDP for sewer movement
 - Proposing 7,500 sf home, others in neighborhood are much larger
- Chair interrupted presentation:** Project description is for the Easement Vacation and Dedication only, there has been no notice to community that this meeting would discuss a house. Please limit presentation to the Easement
- Identified location of project
 - This project will abandon the diagonal easement across his property and replace with new easement across his rear and side yards (clearing space for future home)
 - Replace 80 year old 8” sewer line with new 8” sewer line within 12” sleeve which allows for future upsize or replacement.

PUBLIC COMMENT (10/10/2017)

- None

COMMITTEE DELIBERATION (10/10/2017)

- How will the new lines connect (new manhole at each end of property)

DELIVER FOR NEXT PRESENTATION

- Aerial phot with area of work highlighted
- Please contact your project manager and get update on project description
 - Either the city sends us a new project description which includes a house at which time you can repeat your preliminary review
 - Or, return with the sewer easement issue only for Final Review.

APPLICANT PRESENTATION (11/14/2017) Hamid Liaghat, Bejan Arfaa (architect)

- Site orientation. 80% of site disturbed by original sewer installation. Steep descending driveway.
- .352 where .4 FAR allowed. Meet or exceed all required setbacks.
- Roof of house sits almost equal to elevation at Hillside drive. 2 uncovered parking spaces above garage at street level. 29’ tall from lowest level.
- Driveway down will combine fill and some “bridge” structure. All below hillside level.
- 3 garage spaces plus 2 off street parking spaces. (potential additional parking under the ramp)
- Hand picking the invasive species out of hillside
- Redefining MHPA boundary, expanding development approx. 9,000sf into MHPA

- Dirt balancing the grading. Two terraced pads approx. 14' below street and 26' below street.
- Portions are within Hillside review. Show the HR line.

PUBLIC COMMENT (11/14/2017)

- Maureen Dulbecco – Is entire sewer easement on subject property?
 - Entire easement on applicant's property, sewer line is much narrower than easement width
 - Only work will happen on subject property
- John Gilcrest – Many homes under construction, street is horrible, concrete trucks on other projects blocking traffic. Concerned about ambulance access. How does no parking and no blocking of traffic get enforced? Too many projects at once.
- Bob Adgern – How will cars back out of parking?
- Judy Benton--Property was split off from her lot. Should not be built on. Hopes that applicant takes her offer to buy back the property to donate as open space.

COMMITTEE DELIBERATION (11/14/2017)

- Leira – concerned about swimming pool on hillside
- Gaenzle – right side setback is too tight. Review option to push it over.

DELIVERABLES FOR NEXT PRESENTATION

- Grading plan
- Colored Steep Hillside Boundaries
- Exhibit colors for veg to remain and veg to restore
- Paving: distinguish impermeable vs permeable surfaces on plan
- Construction plan that responds to some of neighbors' concerns about the crowded street.
- Photo from vacant pad or end of Puente
- Answer to steep hillside cycle issue.
- Consider more generous north-east side setback
- Landscaping Plan

APPLICANT PRESENTATION (12/19/2017) Hamid Liaghat, Bejan Arfa

- Brief review of house, balanced grading on site (net only 10 c.y. import)
- Adjusted home to address neighbors views (Benson and Hughes)
- No steep hillsides exist onsite per city review (due to past grading and removal of native vegetation), no permeable paving, retention pond on site. Possible permeable in front of garage.
- 5' setback at minimum corner. (from 4'-6" at previous meeting) – less than 12' tall at this location.
- Driveway starts level to street, house is below that.
- FAR? 45% allowed (35.2% proposed)
- Will pool remain? ... Yes. Depth of pool? 4' to 6' All paved around pool.
- Height of house 4-5' above Hillside Drive

PUBLIC COMMENT (12/19/2017)

- Shoring will be required on East PL at carport
- Where is the location of fencing? At perimeter of deck/development
- Sewer line is 80 y.o. at either end? Any additional burden? 1 more house... proposed will match existing size. Manhole, slows the flow.

- Hairpin curve on Hillside. Staging will remain onsite. No workers will park on Hillside. Does city enforce this? Life safety issue that trucks do not block street for emergency vehicles. Too much activity on Hillside.
- Will new sewer line work happen ENTIRELY on subject property. - Yes
- Will applicant rebuild “buried” man-hole? If not in good shape, applicant will have to replace it.
- Is 8’ adequate to maintain the pipe? Applicant will “future proof” sewer with 12” pipe and 8” sleeve
- Can any potential work required on adjacent property be done entirely within the easement boundaries on that property. – Yes
- Water surge in heavy storm event? Sewer sized for 100 and 200 year rain.

SUBCOMMITTEE DELIBERATION (12/19/2017)

- Construction Staging and access concerns. Applicant has assured that all staging and deliveries will be made entirely onsite (once driveway is graded). No discussion of how building of driveway bridge will affect traffic on Hillside. What about worker parking? No response.
- Neighbors should come to LJCPA meeting on February 1
- Commend applicant for considering staging.
- Building seems too close on East PL. It should move towards South West.
- Community character concerns ... There is open space to South which needs to be respected.

SUBCOMMITTEE MOTION (12/19/2017)

Findings **CAN** be made for a Coastal Development Permit/Site Development Permit Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property (Costello/Collins 4-2-1)

- In Favor: Collins, Costello, Ragsdale, Zynda
- Opposed: Gaenzle, Kane
- Abstain: Will, as Chair
- **Motion Passes**

SUBCOMMITTEE MOTION (2/13/2018)

Motion to re-open the Liaghat Hillside Vacation & Residence to hear new information related to the draft MND and the proposed project’s contribution to the cumulative construction impacts on Hillside Dr related to traffic, parking, and the general state of Hillside Dr. (Costello/Kane 7-0-1)

- In Favor: Collins, Costello, Gaenzle, Kane, Leira, Ragsdale, Welsh
- Opposed: none
- Abstain: Will, as Chair
- **Motion Passes**

APPLICANT PRESENTATION (2/13/2018) Hamid Liaghat

- The proposed house will be 95’ back from the street with plenty of space for parking and staging on-site once the initial grading is complete.
- For the initial grading phases before on-site space is available traffic control permits will be applied for and followed.
- Applicant proposed mitigation plan (below)

During construction, the following steps will be taken to minimize the construction impact to the neighborhood.

- *During construction, we will comply with the construction standards of City of San Diego codes.*
 - *We will shuttle the construction workers from their vehicles to the project site and from the project site to their vehicles in order to avoid parking on Hillside Drive. Once our driveway from Hillside Drive to the house pad is in place, vehicles can be parked on the property.*
 - *During concrete placement or unloading of materials, we will apply for a traffic control permit and use flagmen to control traffic if we need to use the street.*
 - *We will implement approved SWPP Plan.*
 - *We will display project address at all times.*
 - *We will provide concave mirrors at both sides of the curve to enhance restricted sightlines, if the adjacent property owners allow us to do that.*
- Cars may be parked at the Mt Soledad Cross. It is expected that about 5-6 workers may be on site at any one time, they will be shuttled from site to the cross or another parking location.
 - Estimated time before front 95' is usable for on-site parking and staging is 3 months
 - Driveway structure is structural concrete with parking below.

PUBLIC COMMENT (2/13/2018)

- Merten: Had hoped to see phase by phase specific plan. Unrealistic to assume contractors can carry all necessary tools with them on daily shuttle from parking. Trucks serve as on-site tool boxes. Does not agree that trucks can pass one another on tight curve of 16' wide driveway
- Majure: When will sewer work happen? Applicant: First step
- Manno: What is slope of driveway? Applicant: Transitions from 6%-15.8%-6%
- Gilchrist: The MND is deficient relative to traffic and life safety issues. List of proposed measures is not enforceable. Parking at the cross is not necessarily feasible and may require approval.
- Manno: The cumulative impacts of multiple projects on Hillside drive is the city's responsibility and the MND for this project is grossly insufficient to address all of the environmental impacts to the community. Extremely poor street quality, insufficient drainage, hazard to life safety. The city is refusing to answer to community concerns.
- Fenton: How is rain run-off handled? Applicant: Except for driveway and decks, the entire site is permeable, additionally there is a retention pond to regulate (delay) flow to storm drains
- Radsan: Suggest using neighboring vacant and graded lot for parking and staging even if requires some fee or indemnification to owner.

SUBCOMMITTEE DELIBERATION (2/13/2018)

- Leira: Would like to see site context. Sequence, plan view of entire area of hairpin curve. Where do trucks approach from? How do they enter? What is the sequence? When do large trucks come? Excavating?
- Ragsdale: How fast is traffic passing on Hillside? Too fast.
- Leira: What about heavy equipment delivery? How steep is the new sewer easement? Can it be used for site access?
- Ragsdale: Traffic management plan should be substantial and precise

MEETING PROTOCOLS

1. The Meeting will proceed in three parts:
 - i. **Presentation by the Applicant.** The Applicant presents the proposal and Members of the Committee may request information or clarification. No public comment is heard in this part.
 - ii. **Public Comment.** Members of the Public may address the Committee about the proposal.
 - iii. **Deliberation by the Committee.** The Members of the Committee discuss the proposal. Note that the Members of the Committee may initiate questions of the Applicant and the Members of the Public during this part. The deliberation may lead to requests for additional information or to a resolution and voting.
2. The Committee may elect to impose time limits on presentations by the Applicant, comments by Members of the Public, and other participants as judged by the Committee to manage available time.
3. The Committee may, by a unanimous vote, proceed to consider a vote of recommendation on a project presented for Preliminary Review.
4. This Meeting will adjourn no later than 7:00 pm, regardless of the status or progress of any presentation or other business.