From:	Ebrahim Amiri Hormozaki
To:	DSD HearingOfficer; Rios, Hector
Subject:	[EXTERNAL] Fwd: PRJ-1117322 – 8383 La Jolla Scenic Dr – Drainage and Slope Stability Impacts
Date:	Monday, December 8, 2025 10:47:49 AM
Attachments:	ds3031.pdf

Dear Mr. Rios,

I am Ebrahim Amiri (PE, SE) and the owner of [redacted], located directly downslope of the proposed project at **8383 La Jolla Scenic Drive North** (Project No. **PRJ-1117322**, Site Development Permit, Hearing Officer **12/17/2025**). I have also attached **Form DS-3031** as an appeal related to this project.

My property is downslope from the project site and separated from it by a **very steep hillside** (about **1H:3V** and roughly **58 feet** tall). I am concerned about (1) **stormwater runoff impacts** and (2) **overall slope stability**. Given the slope height and geometry, any **additional surcharge load or soil moisture** can affect global stability. There is an existing ditch at the top of the hill that has not proven fully effective in past storm events, and the proposed project appears to **substantially increase impervious area** (roof, decks, hardscape) at the top of the slope.

REQUEST FOR PLANS AND REPORTS

Please email or make available:

- Current **grading and drainage plans**.
- Any **hydrology / stormwater report** and the **Storm Water Requirements Checklist / SWQMP**.
- The **geotechnical report(s)**, including:
    - **Global and local slope stability** on the downslope (Sugarman) side;
    - Proposed **surface and subsurface drainage** that could affect the hillside between the project and my property.
- The **structural plans and key calculations** showing how **surcharge from the new construction** has been evaluated with respect to slope stability.

DRAINAGE CONCERNS

It is critical that the project **does not increase or concentrate runoff** onto the hillside above 8402 Sugarman or onto my property, especially given the history of wash-off and the limited capacity of the existing ditch. I am also concerned about any proposed **drainage catch basins, infiltration basins, or similar facilities near the top of the slope**, which can increase soil

moisture level within the slope mass and affect global stability.

I request that staff and the Hearing Officer consider conditions requiring that:

- **All roof, deck, and hardscape runoff** is collected and conveyed to an **approved public discharge point** (e.g., street or public storm drain), not onto the slope or simply into the existing ditch system.
- **Post-development peak runoff toward the existing ditch** is no greater than pre-development for the applicable design storms, even with the increased impervious area.
- The owner **maintains all private and shared drainage facilities** (inlets, piping, basins, swales, ditches, etc.) so they do not clog, fail, or overflow onto the hillside.
- **No drainage catch basins, infiltration basins, bio-retention areas, or similar BMPs** are designed to infiltrate into the slope soils near the top of slope; any such facilities must be **lined and discharge to an approved public system**.

SLOPE STABILITY CONCERNS (INDEPENDENT OF RUNOFF)

The very steep hillside upslope from my property (about **58 feet tall**) has limited margin for additional surchage or change in soil moisure level. **Increased structural loads, backfill, and hardscape at the top of slope must be shown not to compromise stability.**

I request that the City:

- **If not already completed, require the geotechnical engineer of record to explicitly evaluate:**
    - **Global and local slope stability** of the slope for existing and proposed conditions, **with surcharge loads applied over the area within at least two to three times the slope height behind the crest** on the 8383 La Jolla Scenic site;
    - The effects of **surface and subsurface water** on long-term stability, considering slope steepness, and the limited capacity of the existing ditch at the top of the hill.
- **If not already completed, r**equire that the **structural design** be **coordinated with the geotechnical recommendations**, and that the structural engineer document how **surcharge from the new construction** has been addressed so as not to compromise slope stability.
- If the geotechnical evaluation indicates **marginal or inadequate factors of safety** under existing or proposed conditions, require the applicant to **propose and implement additional measures to increase slope stability**.
- Include conditions that:
    - The project is **constructed in accordance with all geotechnical and structural recommendations** related to slope stability and hillside protection;
    - If **long-term monitoring or maintenance of slope protection and drainage measures** (including any top-of-slope ditch improvements) is recommended by

the geotechnical or drainage engineer, the owner must implement and maintain those measures.

I am not opposing reasonable development of this property but I am raising these concerns **in good faith as a neighboring owner** and asking that the project be designed and conditioned so that:

- My lot is **not used as a drainage outlet**; and
- The **very steep hillside upslope from my property remains stable** over the life of the project, given the existing ditch limitations and the apparent increase in impervious area at the top of the slope.

Please confirm that this email and the attached **DS-3031 appeal form** will be included in the project file and provided to the Hearing Officer as part of the record.

Thank you.

Ebrahim Amiri, PE, SE
Owner – [redacted]