

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday February 13, 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 January 16, 2018

3. PRELIMINARY REVIEW 2/13/18

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

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

FOR REFERENCE, 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**

4. PRELIMINARY REVIEW 2/13/18

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

Project Name:	Colima Street 623 Colima Street	Permits:	CDP
Project No.:	575043	DPM:	Morris Dye
Zone:	RS-1-7	Applicant:	Elizabeth Carmichael

(Process 2) Coastal Development Permit to demolish an existing single dwelling unit and construct a new 5,675 square foot two story residential single dwelling unit located at 623 Colima Street. The 0.11 acre site is in the coastal (Non-Appealable) overlay zone in the RS-1-7 base zone of the La Jolla Community Plan area.

5. PRELIMINARY REVIEW 2/13/18

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

Project Name:	Draper Avenue TM & CDP 7435 Draper Avenue	Permits:	CDP, TM
Project No.:	579850	DPM:	Morris Dye
Zone:	RM-1-1	Applicant:	Kramer

(Process 3) Tentative Map, Coastal Development Permit & Site Development Permit to demolish an existing single dwelling residence, subdivide one parcel into two legal lots and develop two new single dwelling residences, first dwelling unit totaling 2838-sq-ft., second dwelling unit totaling 3,363-sq-ft. The 0.16-acre site is located at 7435 Draper Ave and is in the Coastal (Non-Appealable) within the RM-1-1 zone in the La Jolla Community Plan area.

6. PRELIMINARY REVIEW 2/13/18

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

Project Name:	Bonair Townhomes CDP 744 Bonair Street	Permits:	CDP
Project No.:	579587	DPM:	Morris Dye
Zone:	RM-1-1	Applicant:	Joshua Kordesiewicz

(Process 2) Coastal Development Permit to demolish an existing duplex and construct two (2) new detached two (2) story single dwelling units with Unit A construction of 2913 square feet and Unit B construction of 2903 square feet for a total of 5816 square feet located at 744 Bonair Street. The

