

San Diego Hearing Officer Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR
PRJ-1111223, 1720 Torrey Pines Road

To call in and make your three minutes of public comment on this item:

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **161 191 4200**

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Development Services Department

**1720 Torrey Pines Road
Project No. PRJ-1111223**

March 25, 2026

Project Scope

Coastal Development Permit and Site Development Permit to partially demolish and remodel a one-story, 3,574-square-foot single dwelling unit and construct a 10,691-square-foot addition, resulting in a two-story, 14,265-square-foot single dwelling unit over basement level and with an attached garage

Project Information

Location: 1720 Torrey Pines Road, La Jolla Community Plan area

Base Zone: RS-1-7 (Residential Single Dwelling Unit) Zone

Parcel Size: 0.91-acre

Approvals: Coastal Development Permit and Site Development Permit

CEQA: Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program

Overlays: Coastal (Appealable)

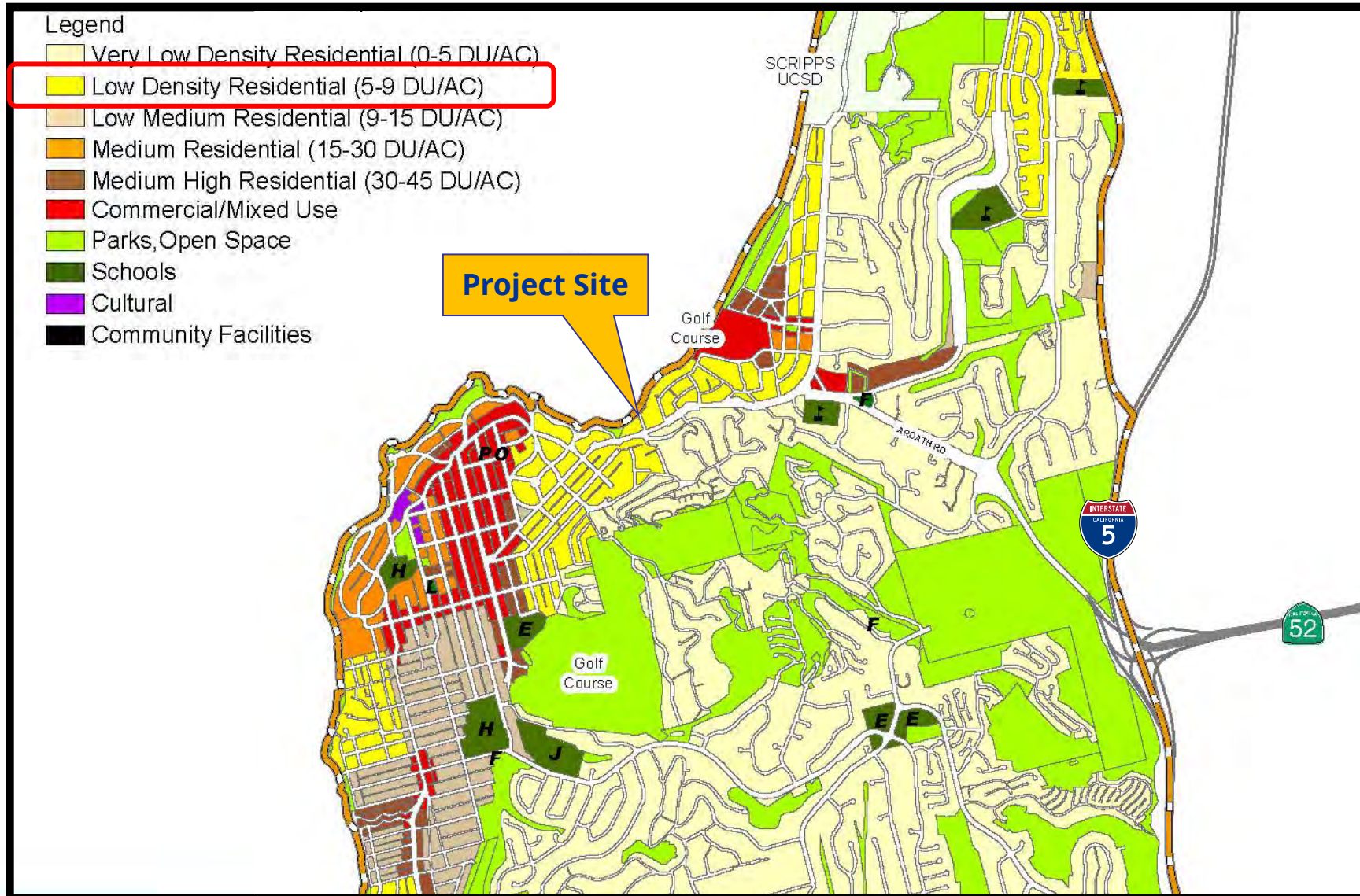
Coastal Height Limit

First Public Roadway

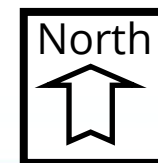
Archaeologically Sensitive Area (Spindrift)

Environmentally Sensitive Lands (Coastal Bluffs)

Community Plan Land Use Map



Aerial Photograph



Project Timeline

Date	Event
February 2024	Project Application Deemed Complete
August 2025	City received and investigated complaint of unpermitted activity
August 2025	Administrative Citations Issued -Two Stop Work Orders
September 2025	Civil Penalty Notice and Order

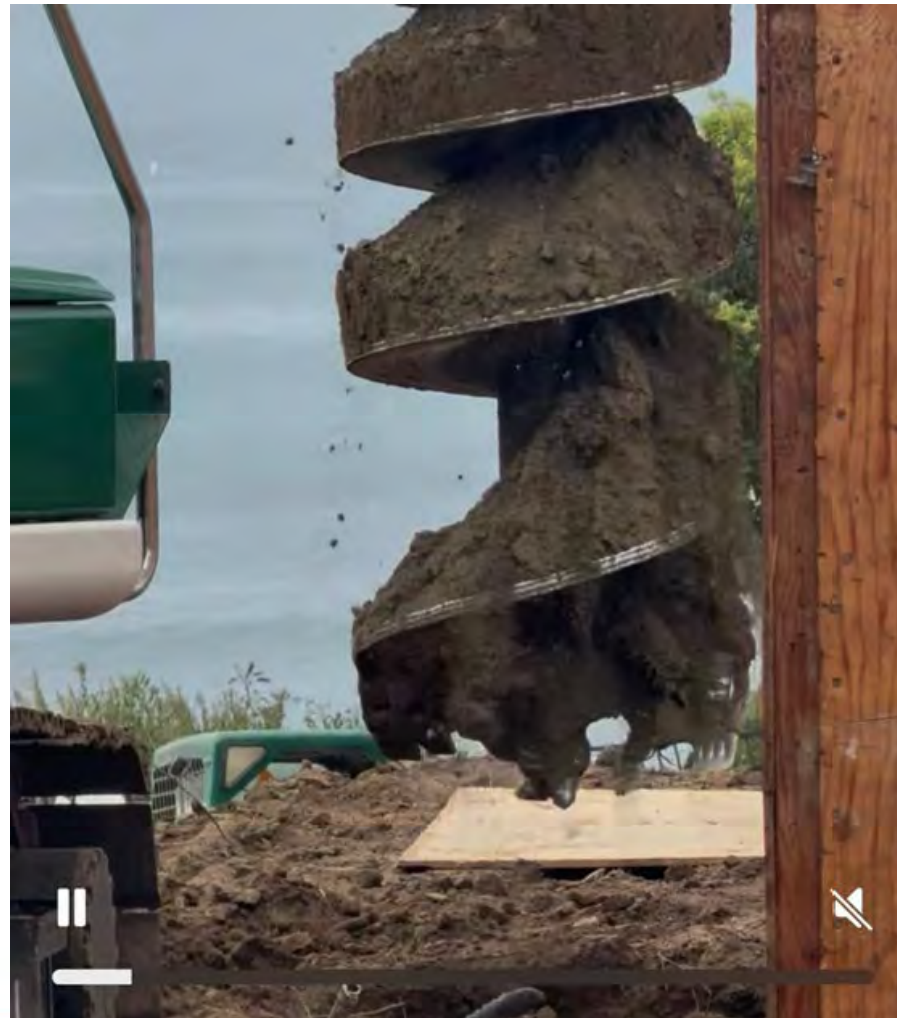
Evidence of Unpermitted Activity Received **August 2025**

- Unauthorized structure demolition



Evidence of Unpermitted Activity Received August 2025

- Unauthorized shoring activity




Evidence of Unpermitted Activity Received **August 2025**

- Unauthorized grading and grubbing



Building and Land Use Enforcement (BLUE)



MAILED
9/25/2025
BUILDING AND LAND USE
ENFORCEMENT DIVISION

September 25, 2025

CIVIL PENALTY NOTICE AND ORDER

Location: 1720 Torrey Pines Road, San Diego, CA 92037

APN No.: 350-151-10-00

**Property Owner/
Responsible Person:** Richard E. Lowenthal and Sarina Tanimoto, Trustees of the Lowenthal-Tanimoto Living Trust dated April 3, 2006

Address: 1720 Torrey Pines Road
San Diego, CA 92037

Zoning Designation: RS-1-7

Overlay Zones: CST-APP, SCOZ-CB, CHLOZ

You are hereby notified that the property identified above is in violation of the San Diego Municipal Code (SDMC). On **August 29, 2025**, and **September 2, 2025**, the following violations were observed at the property and must be corrected:

- The structure has been demolished without the benefit of a permit.
- New and unpermitted vertical structural metal supports that have a depth of 35 feet have been installed after receiving an Administrative Citation Warning to cease all unpermitted work at the site.
- The electrical wiring has been removed without the benefit of a permit.
- The plumbing piping has been removed without the benefit of a permit.
- Erosion controls were installed along the perimeter; however, they were not fully implemented across all excavated areas, including the slope.
- Development activities (excavation and demolition of house) were conducted on a lot greater than 15,000 square feet and containing a sensitive biological resource (coastal bluff) without an approved site development permit.
- Property is located within a coastal overlay zone. Development activities (excavation and demolition of house) were conducted without an approved coastal development permit. Greater than 50 percent of the exterior walls were removed from the existing structure.
- Conducted excavation below finished grade (35 feet deep) when installing I-beam

BLUE Case CE-0536464

Administrative Citation issued August 29, 2025

- Stop all unpermitted work

Administrative Citation issued September 2, 2025

- Stop all unpermitted work

Civil Penalty Notice and Order September 25, 2025

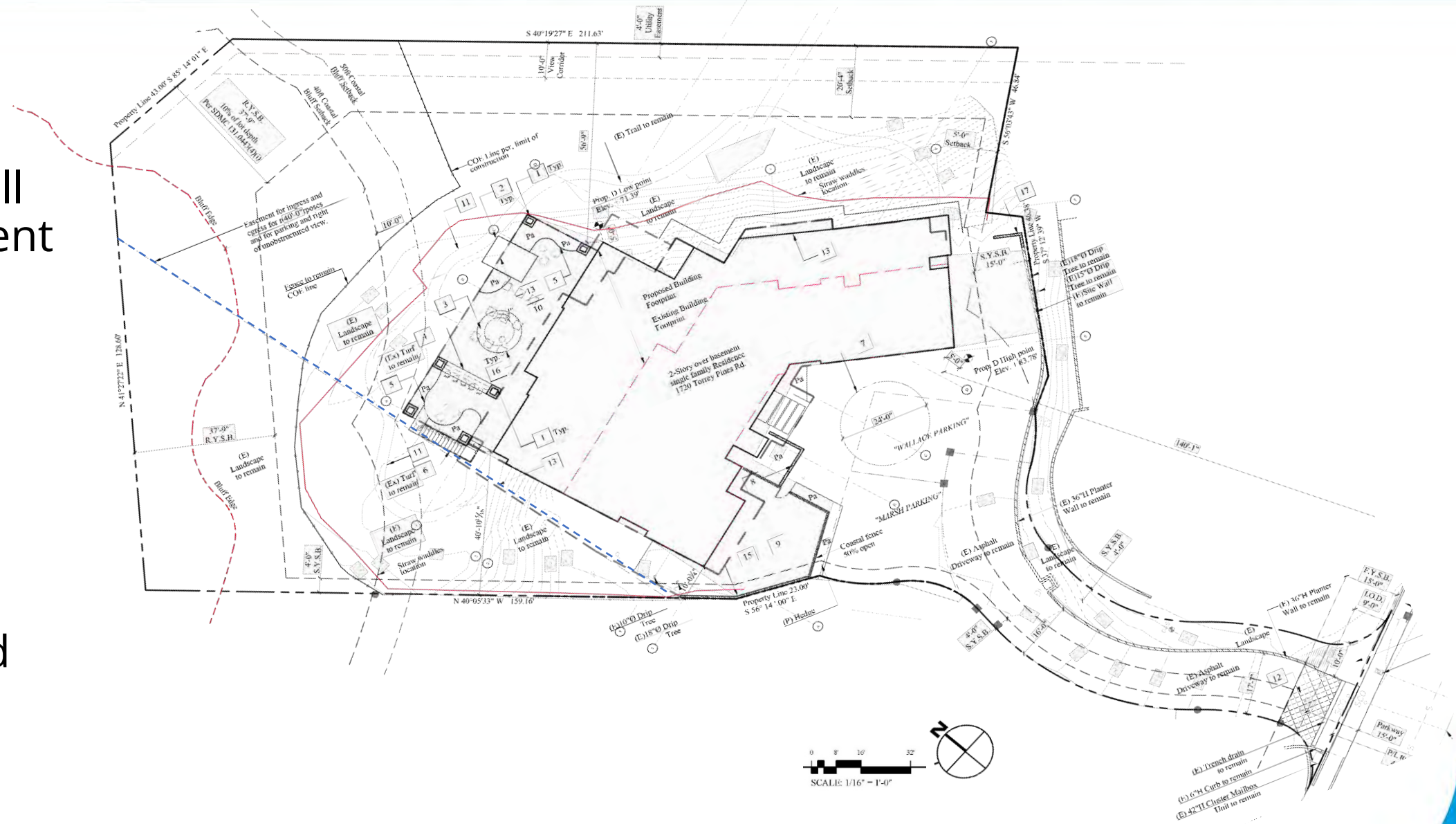
- Nine violations identified.

Project Timeline Post Civil Penalty Notice

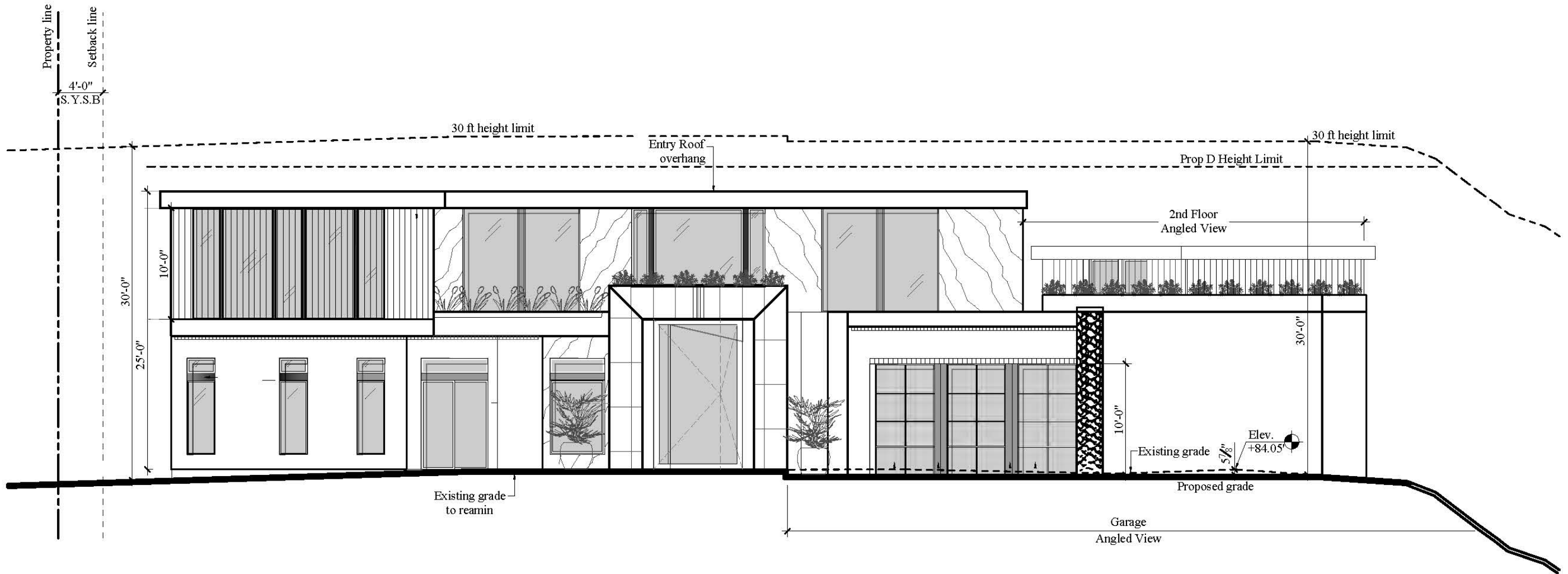
Date	Event
September 2025	Project Reopened to address unpermitted activity
December 2025	Project review completed
March 25, 2026	Hearing Officer Scheduled

Site Plan

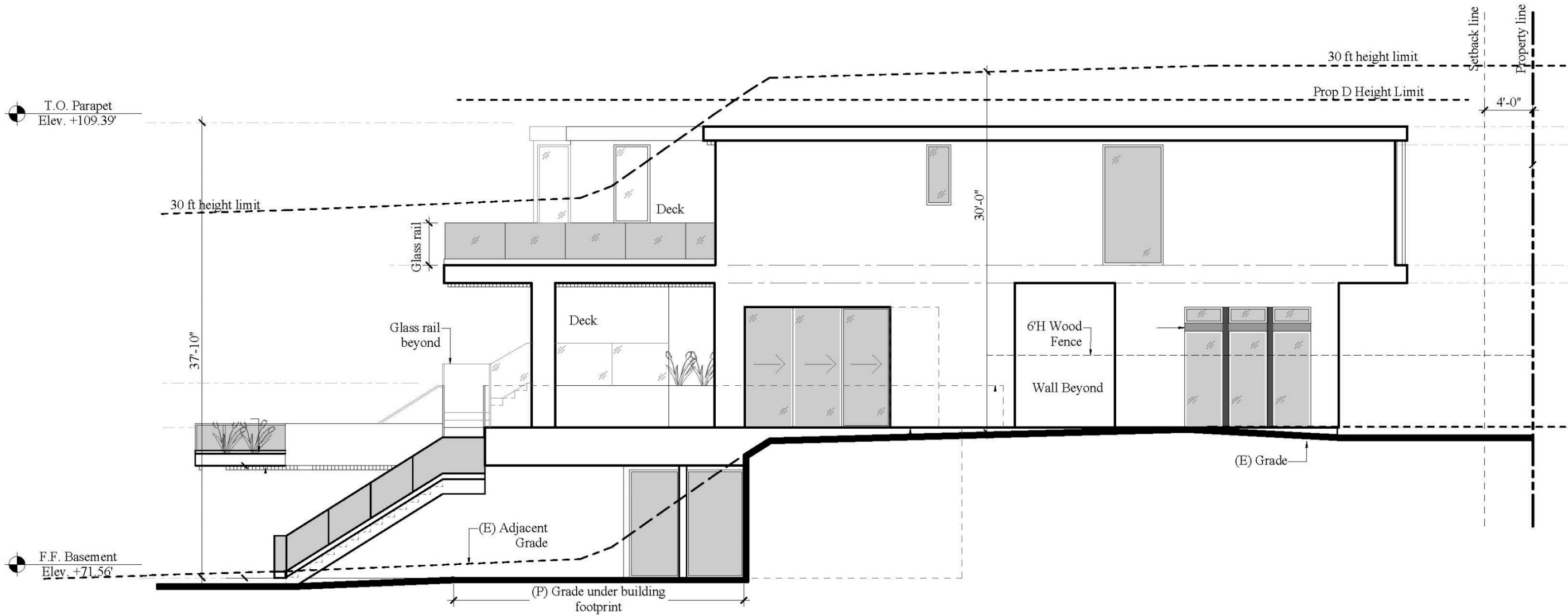
- Project conforms to all applicable development regulations
- Observes 50' setback from Coastal Bluff
- Private view easement maintained with neighboring property



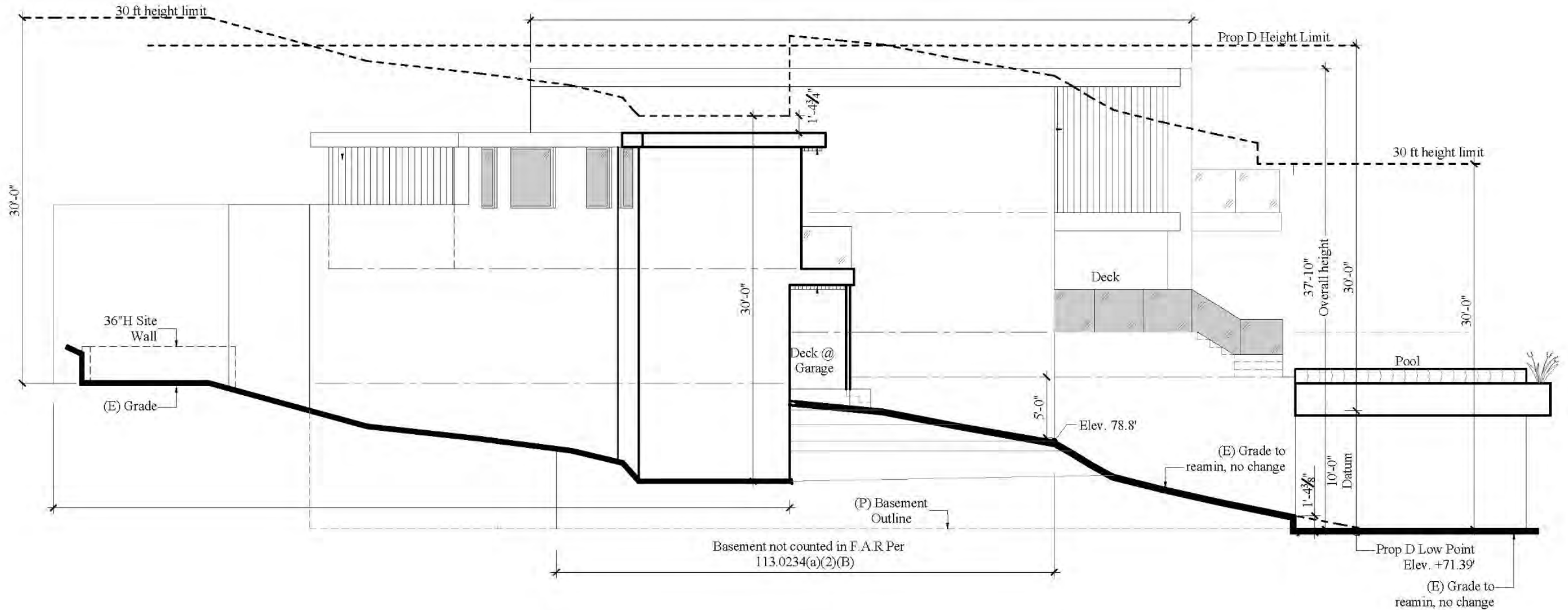
Front Elevation



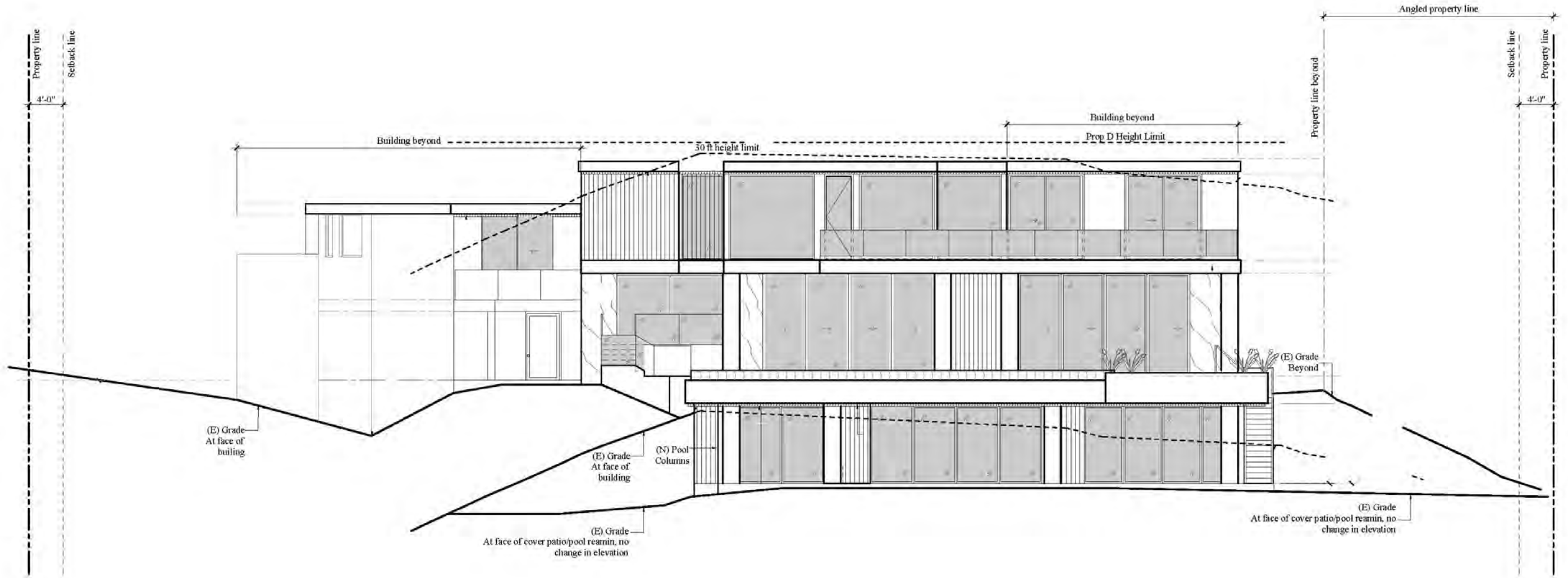
Northwest Side Elevation



Northeast Side Elevation



Rear Elevation





Community Planning Group

Date: November 7, 2025
La Jolla Community Planning Association
Approve: 14-0-1 the project without conditions

Summary Information

- Project conforms to all applicable development regulations
- The approval of the Coastal will resolve BLUE Case CE-0536464



Staff Recommendation

APPROVE

Coastal Development Permit No. PMT-3274890

Site Development Permit No. PMT-3274891

CERTIFY

Mitigated Negative Declaration with Mitigation, Monitoring, and Reporting Program No. 1111223 / SCH No. 2025070372

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