

**La Jolla Shores Planned District Advisory Board (LJSPDAB)  
APPLICANT PROJECT INFORMATION FORM**

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

**For Action Items**

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items):  
PRJ-1141390
- Address and APN(s):  
1855 Spindrift Dr. La Jolla, CA 92037                      APN : 3460451-11-00
- Project contact name, phone, e-mail:  
Chandra Slaven, 858-402-8595, chandra@coastalverite.co
- Project description: Proposed demolition of an existing three-story, 3,221-square-foot, single dwelling unit, and construction of a three-story over basement, 2,759-square-foot single dwelling unit with a basement and attached subterranean garage; and a detached, two-story, 778-square-foot accessory dwelling; a swimming pool and associated site improvements including approximately 150 linear feet of retaining walls.
- Please indicate the action you are seeking from the Advisory Board:
  - Recommendation that the Project is minor in scope (Process 1)
  - Recommendation of approval of a Site Development Permit (SDP)
  - Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
  - Other: \_\_\_\_\_
- In addition, provide the following:
  - lot size: 4609 SF
  - existing structure square footage and FAR (if applicable): 3221 SF+1371SF (unconditioned), 0.99 FAR
  - proposed square footage and FAR: 2759SF , 0.59 FAR
  - existing and proposed setbacks on all sides: existing: 12' Front, 4' sides, 20' rear; Proposed: 12' Front, 4' sides, 4'-6" rear
  - height if greater than 1-story (above ground): 30', 3-stories

**For Information Items** *(For projects seeking input and direction. No action at this time)*

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): \_\_\_\_\_
- Address and APN(s): \_\_\_\_\_
- Project contact name, phone, e-mail: \_\_\_\_\_
- Project description: \_\_\_\_\_
- In addition to the project description, please provide the following:
  - lot size: \_\_\_\_\_
  - existing structure square footage and FAR (if applicable): \_\_\_\_\_
  - proposed square footage and FAR: \_\_\_\_\_
  - existing and proposed setbacks on all sides: \_\_\_\_\_
  - height if greater than 1-story (above ground): \_\_\_\_\_

- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): \_\_\_\_\_

**Exhibits and other materials to provide:**

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board’s review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City’s website:

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> for view by the public:

- All exhibits should be sized to 8 ½” X 11” format
- Exhibits, which can contain the following:
  - A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
  - B. Elevations for all sides;
  - C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
  - D. If the proposal is for a building with more than one story, show:
    - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
    - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
    - the height of neighboring buildings compared to the proposed structure’s height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners’ Association
- The most recent Project Issues Report for the project from the Development Services Department
- Neighborhood Survey Tabulation of Front, side, and rear setbacks.

**PLEASE DO NOT PROVIDE THE FOLLOWING:**

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board’s review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the “owner/applicant” and they are the designated point of contact

The Advisory Board members are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects. Action Items will be heard first.

Thank you,

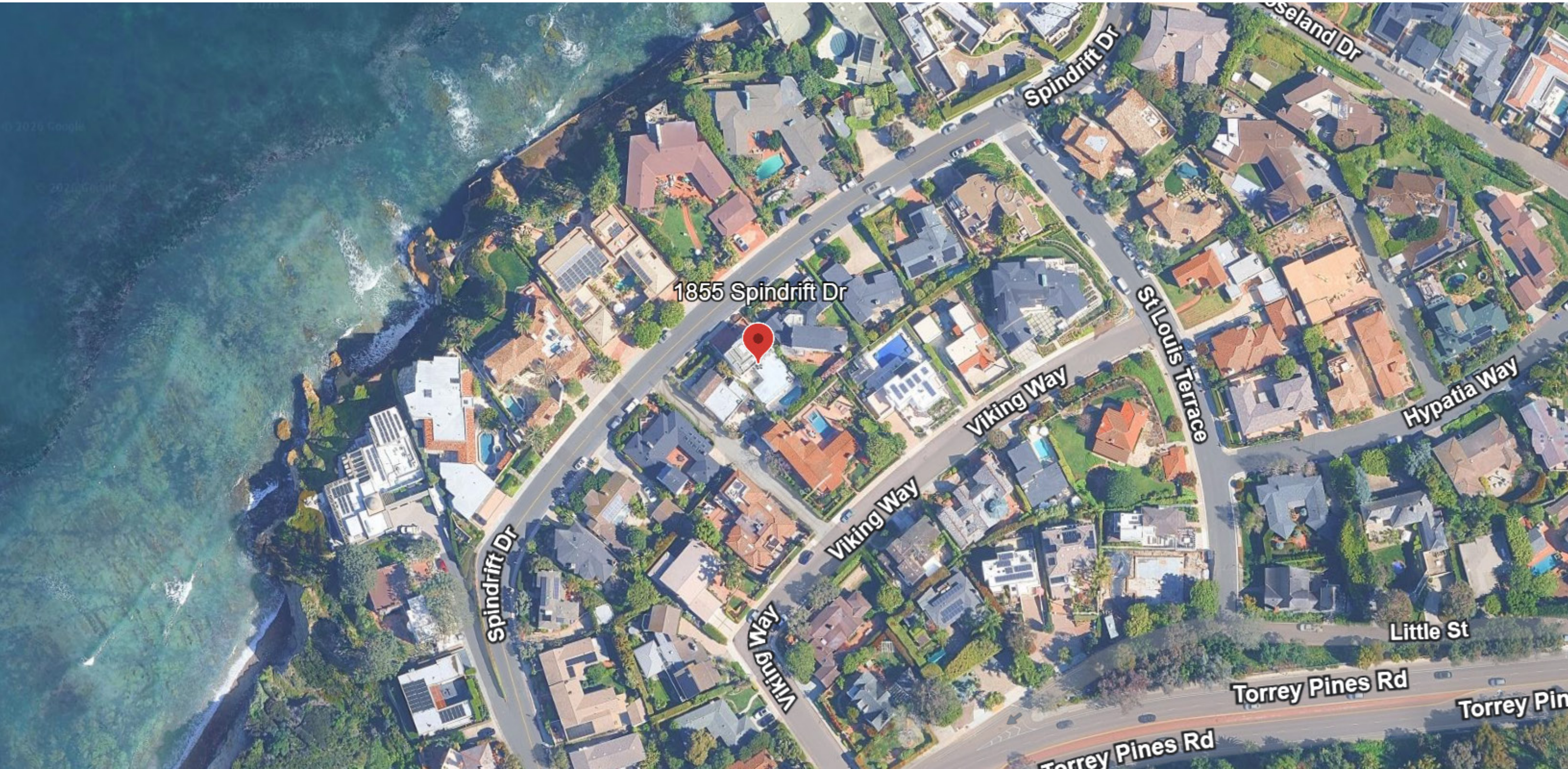
Please return the information requested to no later than a week before the scheduled meeting date:

Melissa Garcia, Senior Planner  
[magarcia@sandiego.gov](mailto:magarcia@sandiego.gov)  
 City Planning Department  
 619-236-6173

## **1855 SPINDRIFT DRIVE**

La Jolla Shores PDAB Presentation

04.15.2026



SITE VICINITY MAP

aidlin darling design

500 third street #410  
san francisco, ca 94107  
v. 415 974 5603

Project: 1855 Spindrift Dr., La Jolla, CA

Date: 04.15.2026

Scale: NTS



EXISTING BUILDING - FRONTAL VIEW FROM PUBLIC RIGHT OF WAY



EXISTING BUILDING - VIEW FROM DOWNHILL SIDE OF SPINDRIFT DRIVE

EXISTING SITE CONDITIONS

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500 third street #410  
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v. 415 974 5603

Project: 1855 Spindrift Dr., La Jolla, CA

Date: 04.15.2026

Scale: NTS



EXISTING BUILDING - VIEW FROM SPINDRIFT DRIVE



PROPOSED DESIGN - VIEW FROM SPINDRIFT DRIVE

EXISTING AND PROPOSED SITE CONDITIONS

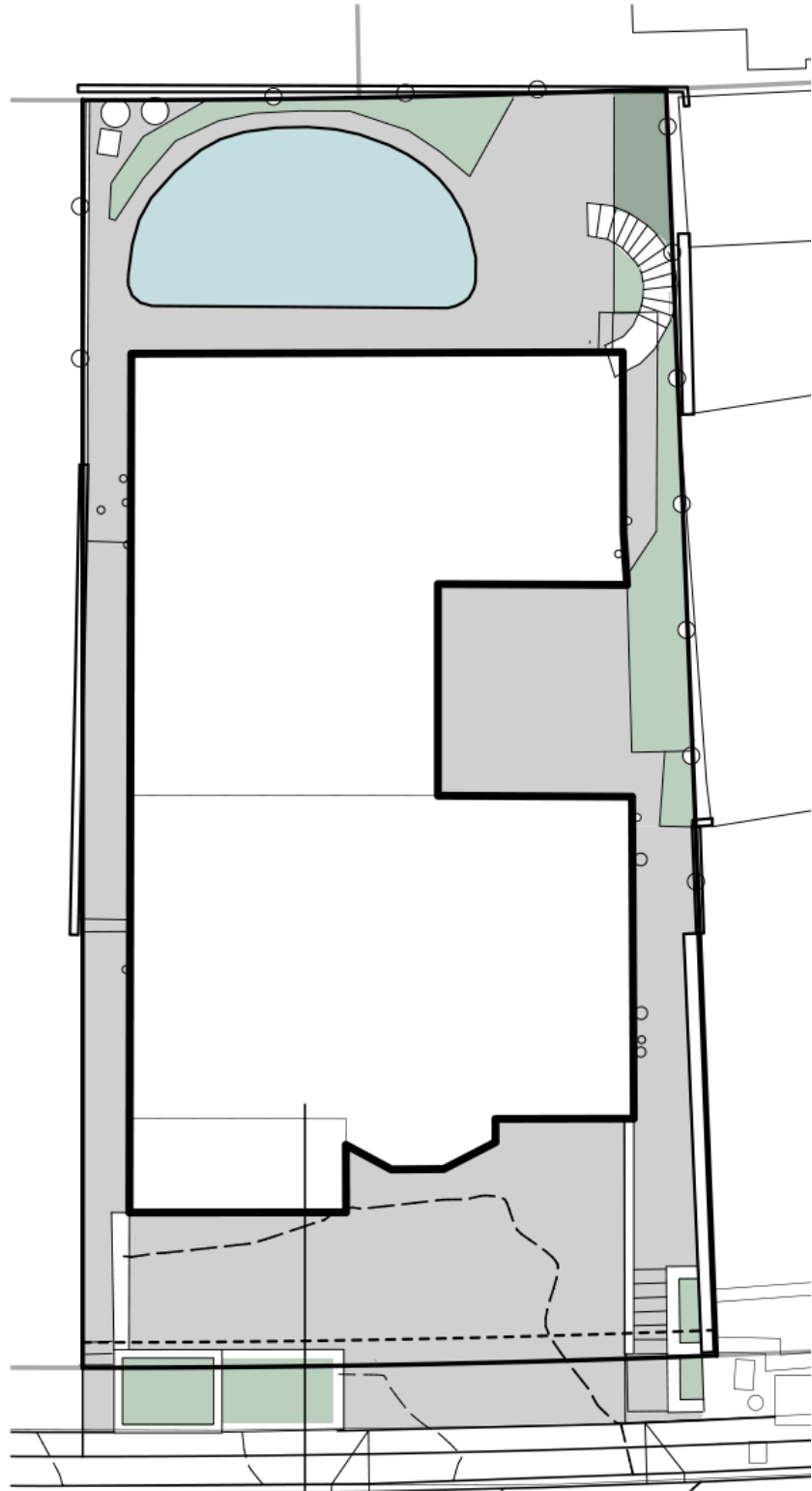
aidlin darling design

500 third street #410  
san francisco, ca 94107  
v. 415 974 5603

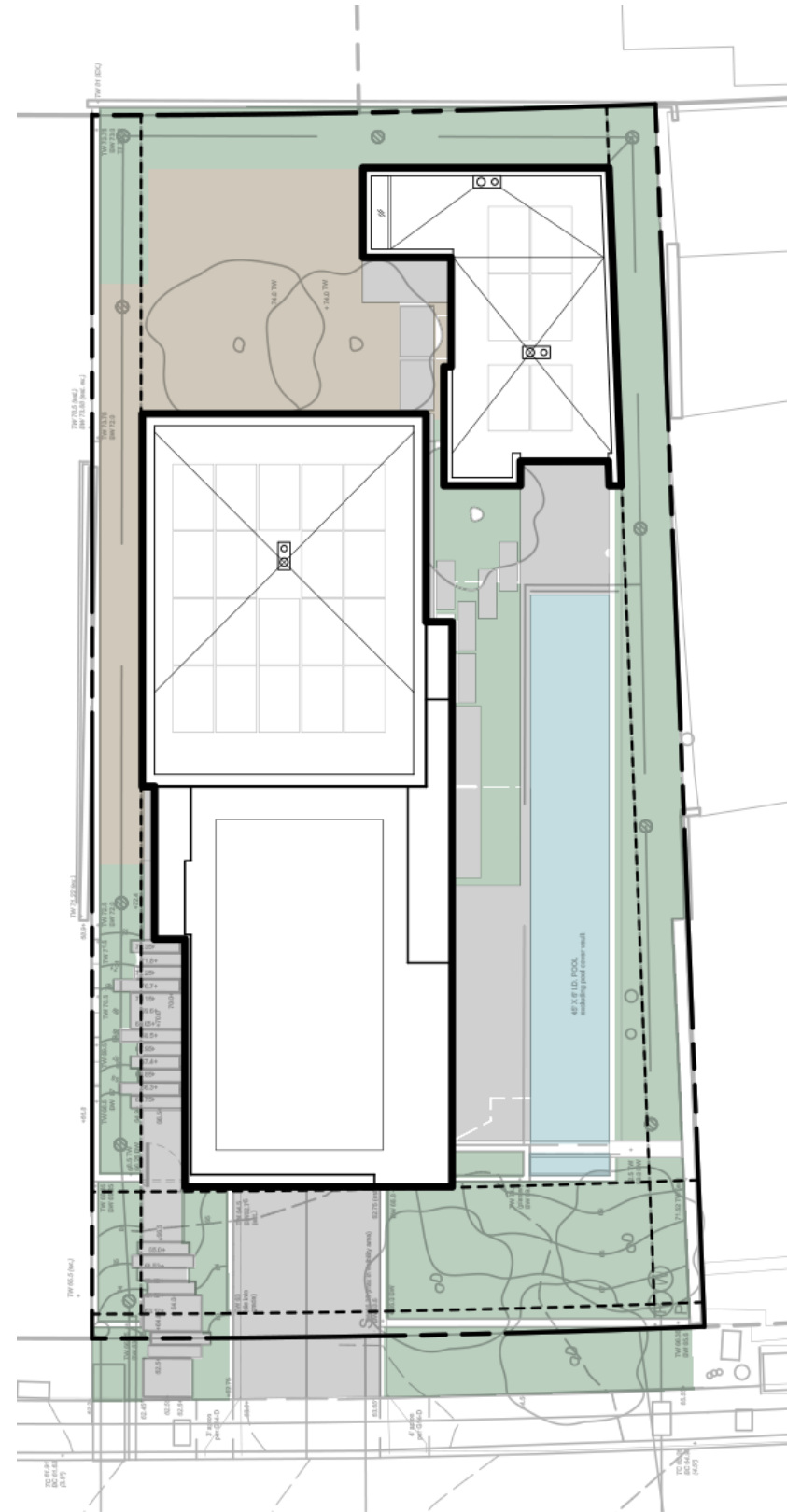
Project: 1855 Spindrif Dr., La Jolla, CA

Date: 04.15.2026

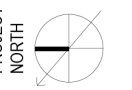
Scale: NTS



EXISTING SITE CONDITIONS



PROPOSED SITE CONDITIONS



- Building Footprint
- Hardscape (impervious surface)
- Landscape (pervious surface)
- Landscape (pervious surface)
- Pool

APPENDIX - EXISTING AND PROPOSED SITE CONDITIONS

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 v. 415 974 5603

Project: 1855 Spindrift Dr., La Jolla, CA

Date: 04.15.2026

Scale:



HEIGHT AND BULK LIMIT OVERLAY - BIRDS EYE VIEW

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v. 415 974 5603

\*\*please note this is a birds' eye view approximately 30' above ground for the purpose of better understanding the constraints;  
This is not a possible view point for the public. Neighboring houses modelled for reference only;

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Date: 04.15.2026

Scale:



STREET VIEW - EXISTING BLDG (BLACK) OVERLAYED ON PROPOSED DESIGN

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Date: 04.15.2026

Scale:



MATERIAL PALETTE

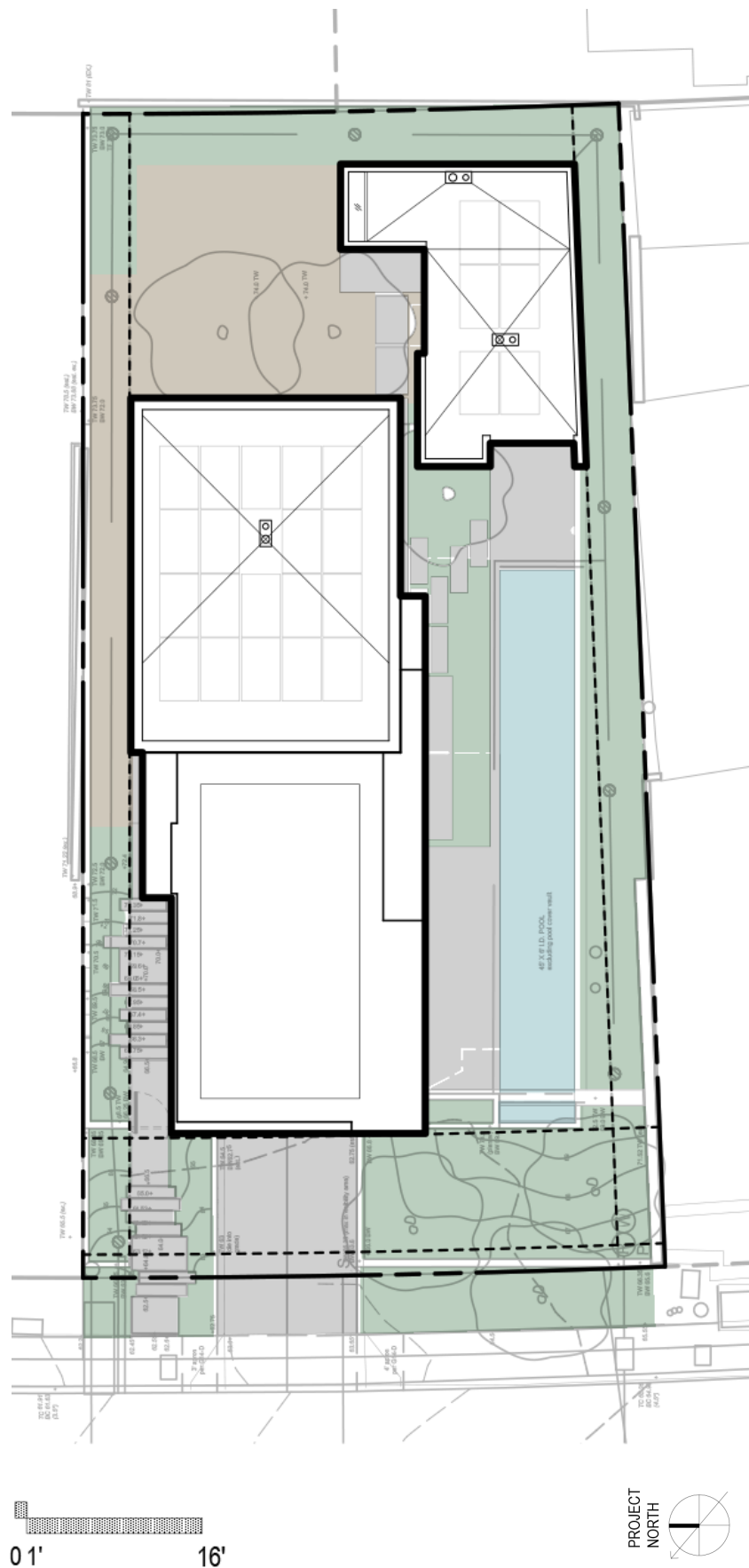
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v. 415 974 5603

Project: 1855 Spindrift Dr., La Jolla, CA

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Scale:

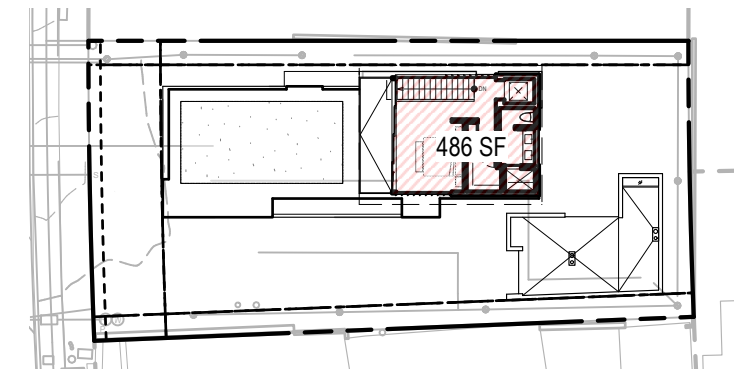


	Allowed	Proposed
<b>Height</b>		
Overall Height Limit	High Datum+30'	High Datum+29'-10'
Coastal Height Limit	High Datum+30'	High Datum+29'-10'
Plumb Line Measurement	30' above at each pt	complies, see elev
<b>Setbacks</b>		
Front	n/a	12'-0"
Side yards	n/a	4'-0"
Rear	n/a	4'-6"
<b>Lot Area</b>		
Lot Coverage (60%)	2765 SF max	1847 SF
Landscape Area (30%)	1383 SF min	1825 SF
<b>FAR Calculations</b>		
L0 (subterranean basement)	-	0 GSF
L1	-	1068 GSF
L2	-	1205 GSF
L3	-	486 GSF
ADU	1200 GSF (800 GSF exempt)	778 GSF (exempt)
Total	2765 GSF	2759 GSF

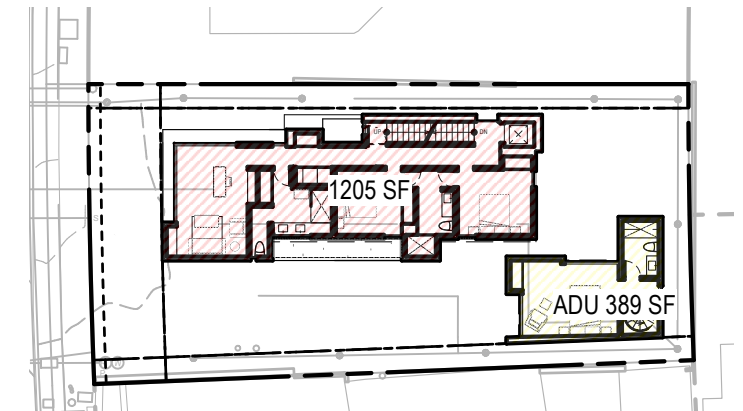
LOT SIZE = 4609 SF  
 PER SDMC §1510.0304(i), FAR LIMIT = 4609 X 0.60 = 2765SF  
 PER SDMC §1510.0304(d), MAX LOT COVERAGE = 4609 X 0.60 = 2765SF

TOTAL BUILDING FOOTPRINT MEASURED TO THE OUTSIDE EDGE OF ROOFS IS 1,847 SF  
 SITE COVERAGE = 1,847 SF / 4,609 SF (SITE AREA) = 40%

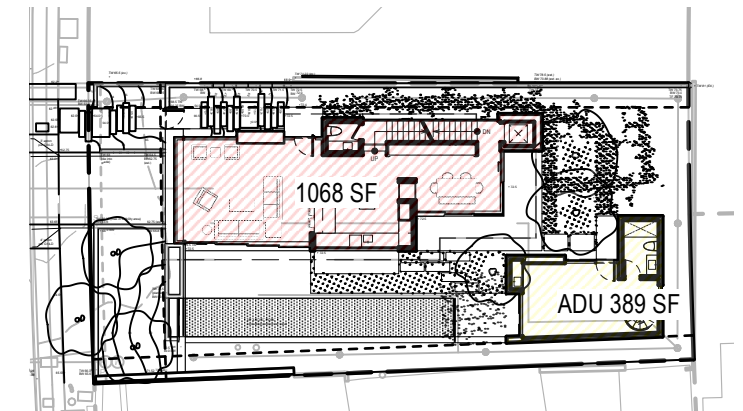
- Building Footprint
- Hardscape (impervious surface)
- Landscape (pervious surface)
- Landscape (pervious surface)
- Pool



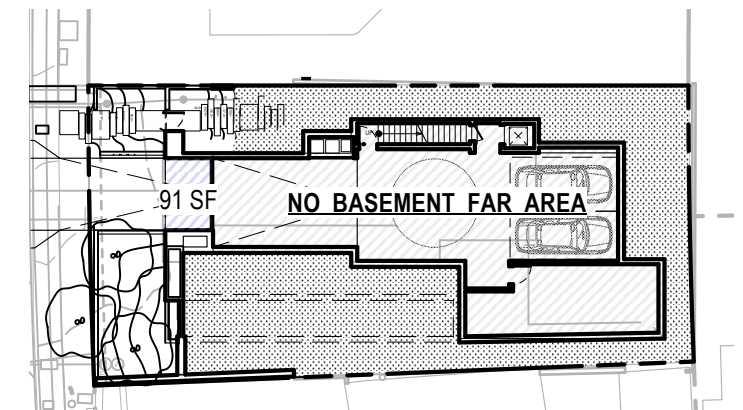
L3 - PENTHOUSE LEVEL



L2



L1 - GROUND LEVEL



L0 - SUBTERRANEAN BASEMENT AND GARAGE

PROJECT DATA AND COMPLIANCE CHART

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500 third street #410  
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Project: 1855 Spindrift Dr., La Jolla, CA

Date: 04.15.2026

Scale: NTS

Initial outreach began as early as **summer 2021**, although responses were limited.  
Several collaborate Zoom meetings were held with the previous owners of 1851 Spindrift in **June and July of 2021**

Current project plans transmitted to new owners of 1851 Spindrift on **October 2025**

LJS PRC meeting held in **February 2026**, some neighbors (1851 Spindrift, 1857 Spindrift, 1856 Viking) attended, and expressed desires for additional personal meetings to better understand the design.

Zoom meeting invite extended to neighbors and scheduled for **March 2026** to accommodate the neighbors' request, following the LJS PRC meeting

Communicated with 1857 Spindrift Dr. regarding shared fences and paths along the property line, neighbor expressed desire to walk along the property line with architect. Walkthrough scheduled for **April 2026**.

### Meeting minutes from 03/18/2026:

In attendance (neighbors' names have been redacted for privacy):  
Min H Choe and David Darling, Architects from Aidlin Darling Design (AD)  
Chandra Slaven, Coastal land use consultant from Coastal Verite (CS)  
1851 Spindrift Dr.  
1857 Spindrift Dr.  
1856 Viking Way  
1842 Viking Way

AD walked the neighbors through the LJS-PRC presentation from February, with additional imageries showing the full buildable volume bound by the coastal height limit and setbacks. Neighbors agree that the new design is beautiful and is a substantial improvement from the building mass that is currently existing on site. However, some concerns and questions were expressed:  
1851 had concerns the new project may block more of their view; AD presented a before and after view from 1851 property to show this may not be the case.  
1856 expressed concerns the new project may block their view; AD presented a before and after view to more clearly present the design and its siting as viewed from their property.  
1856 expressed concern at the lack of windows on the East facade of the third story; AD agrees a small clerestory window or a skylight could be considered.  
1842 had questions about the materials and setbacks of the proposed ADU; AD presented the plans and elevations, as well as photos of the proposed materials.  
1851 expressed interest in further collaborating on the bordering property line fence and retaining wall, as they may be doing light renovation in the future; conversation to continue.  
1857 expressed desire to collaborate on some retaining walls that weave in and out of both properties; conversation to continue.

## NEIGHBORING OUTREACH TIMELINE SUMMARY AND MEETING MINUTES

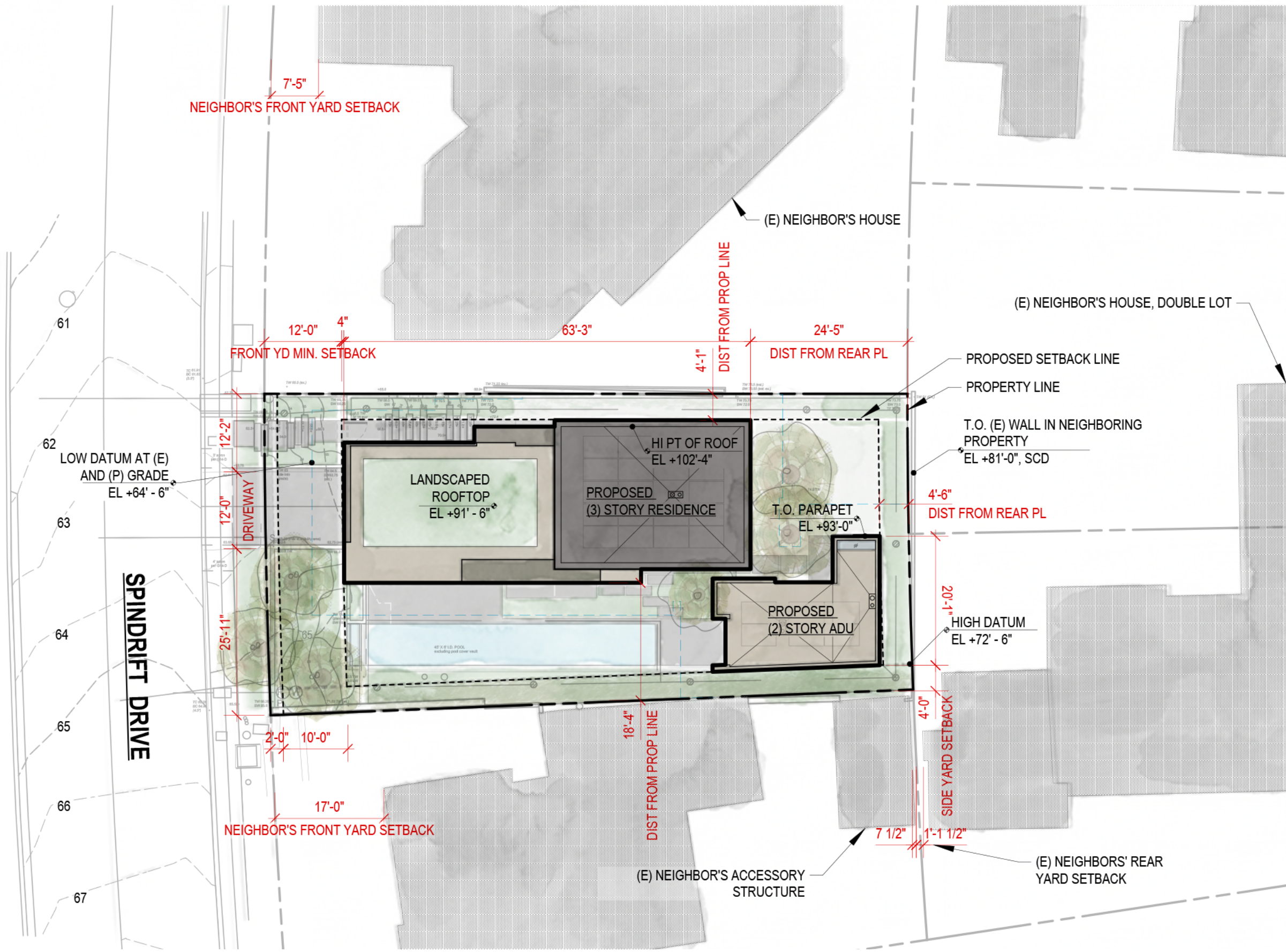
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v. 415 974 5603

**Project:** 1855 Spindrift Dr., La Jolla, CA

**Date:** 04.15.2026

**Scale:** NTS



PROPOSED SITE PLAN

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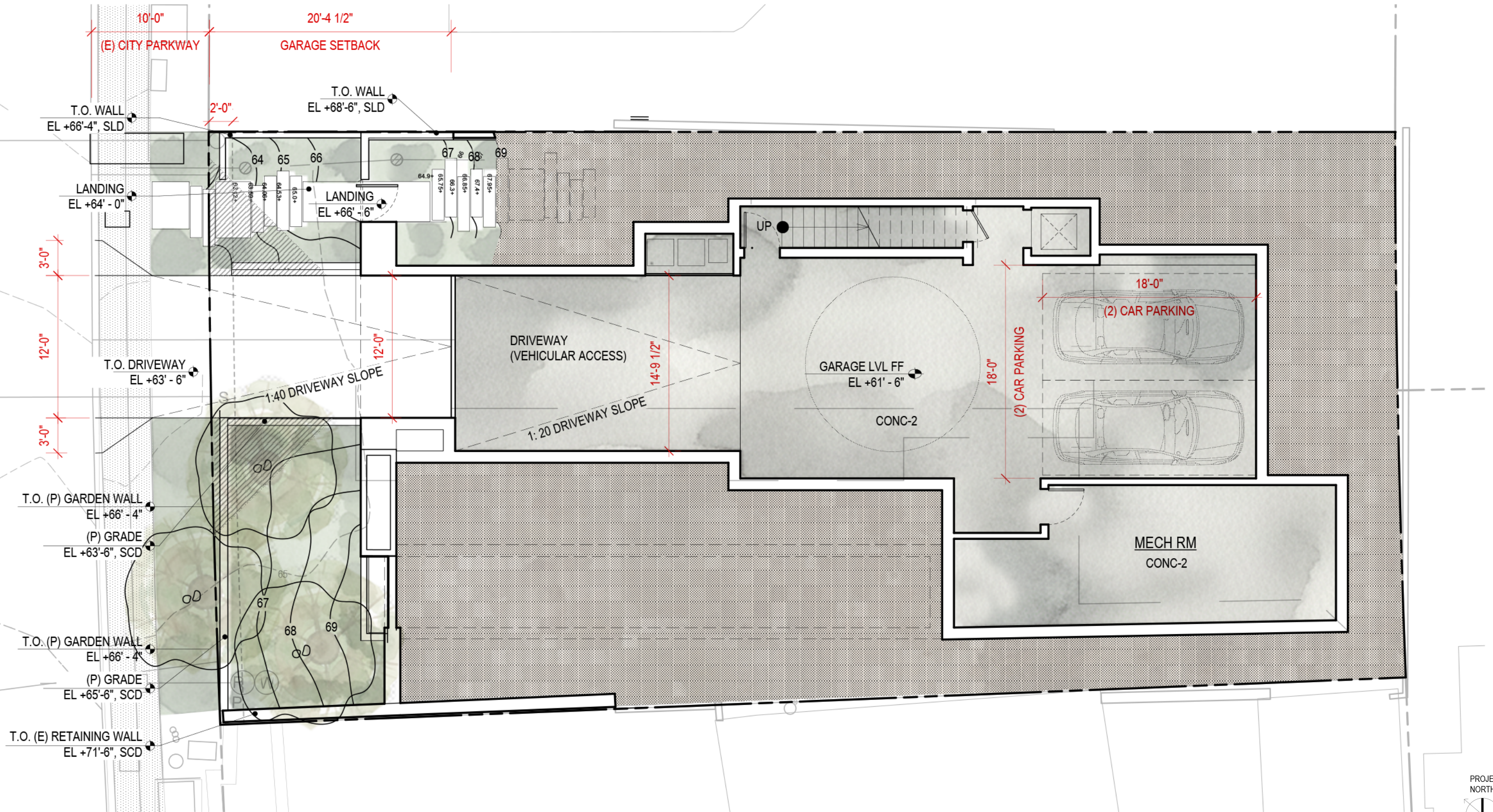
500 third street #410  
 san francisco, ca 94107  
 v. 415 974 5603

Project: 1855 Spindrift Dr., La Jolla, CA

Date: 04.15.2026

Scale: 1/16" = 1'-0"





L0 - BASEMENT/GARAGE PLAN

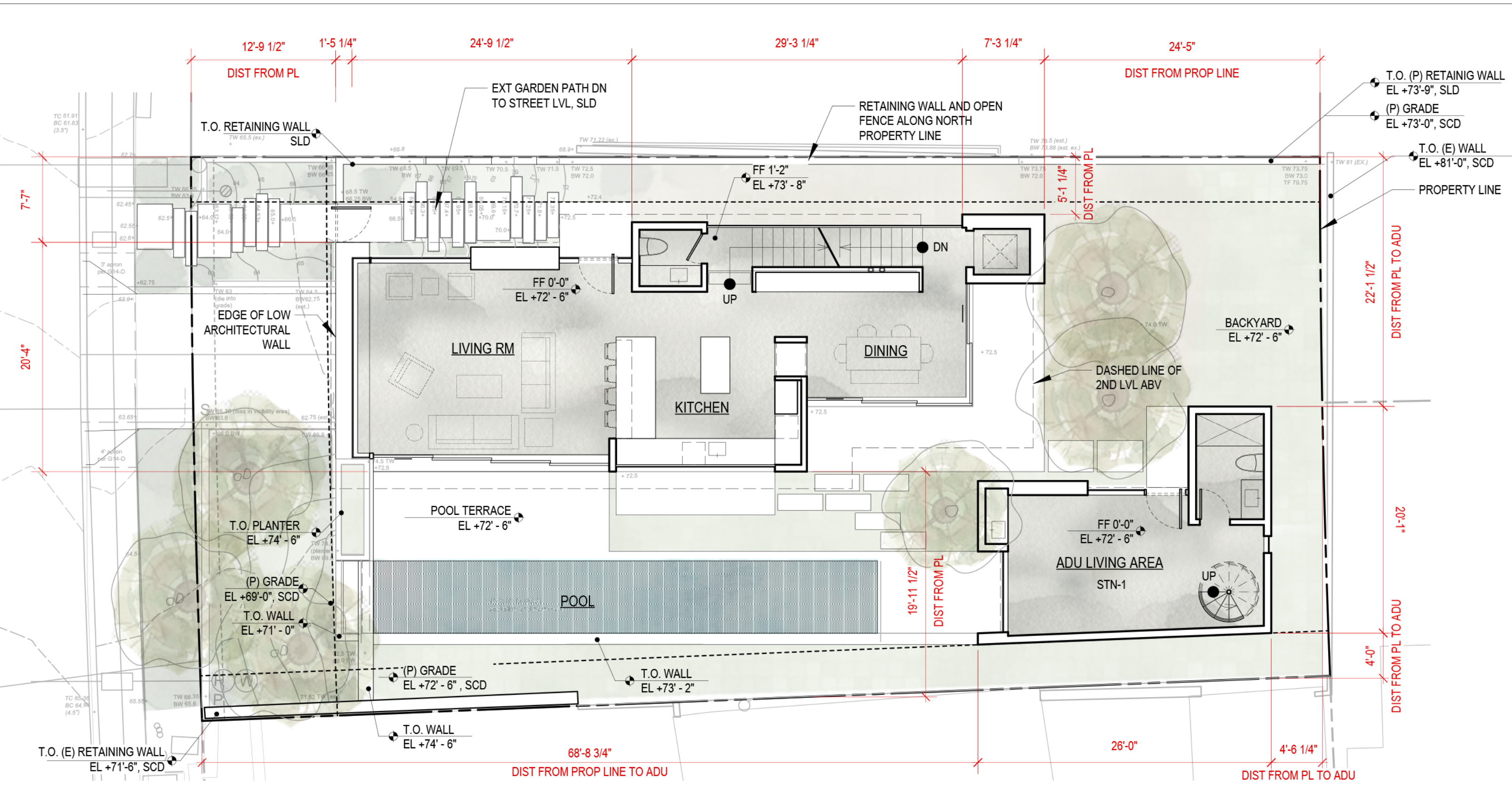
aidlin darling design

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Date: 04.15.2026

Scale: 1/16" = 1'-0"



L1 - GROUND LEVEL PLAN

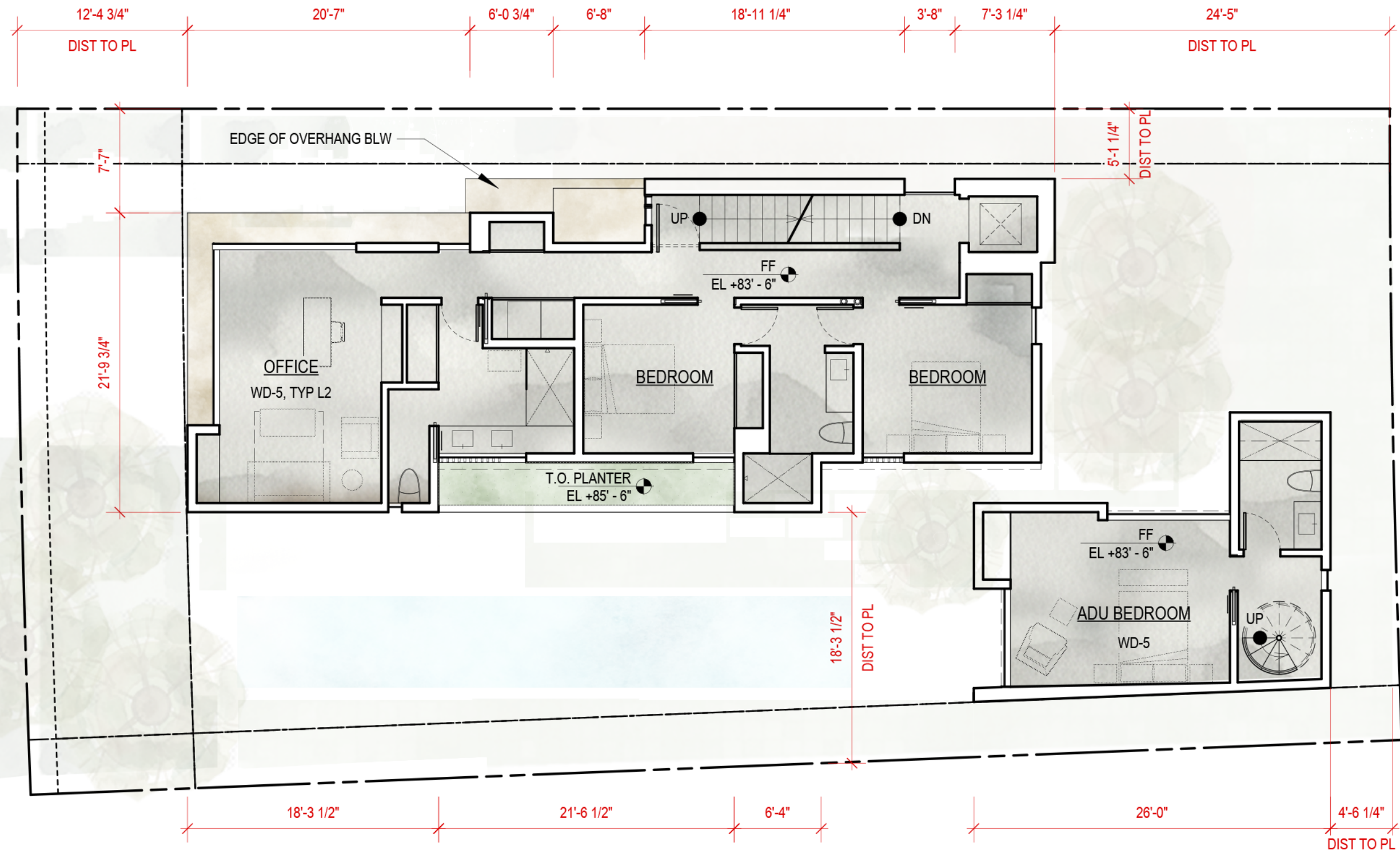
aidlin darling design

500 third street #410  
 san francisco, ca 94107  
 v. 415 974 5603

Project: 1855 Spindrift Dr., La Jolla, CA

Date: 04.15.2026

Scale: 1/16" = 1'-0"



L2 - PLAN

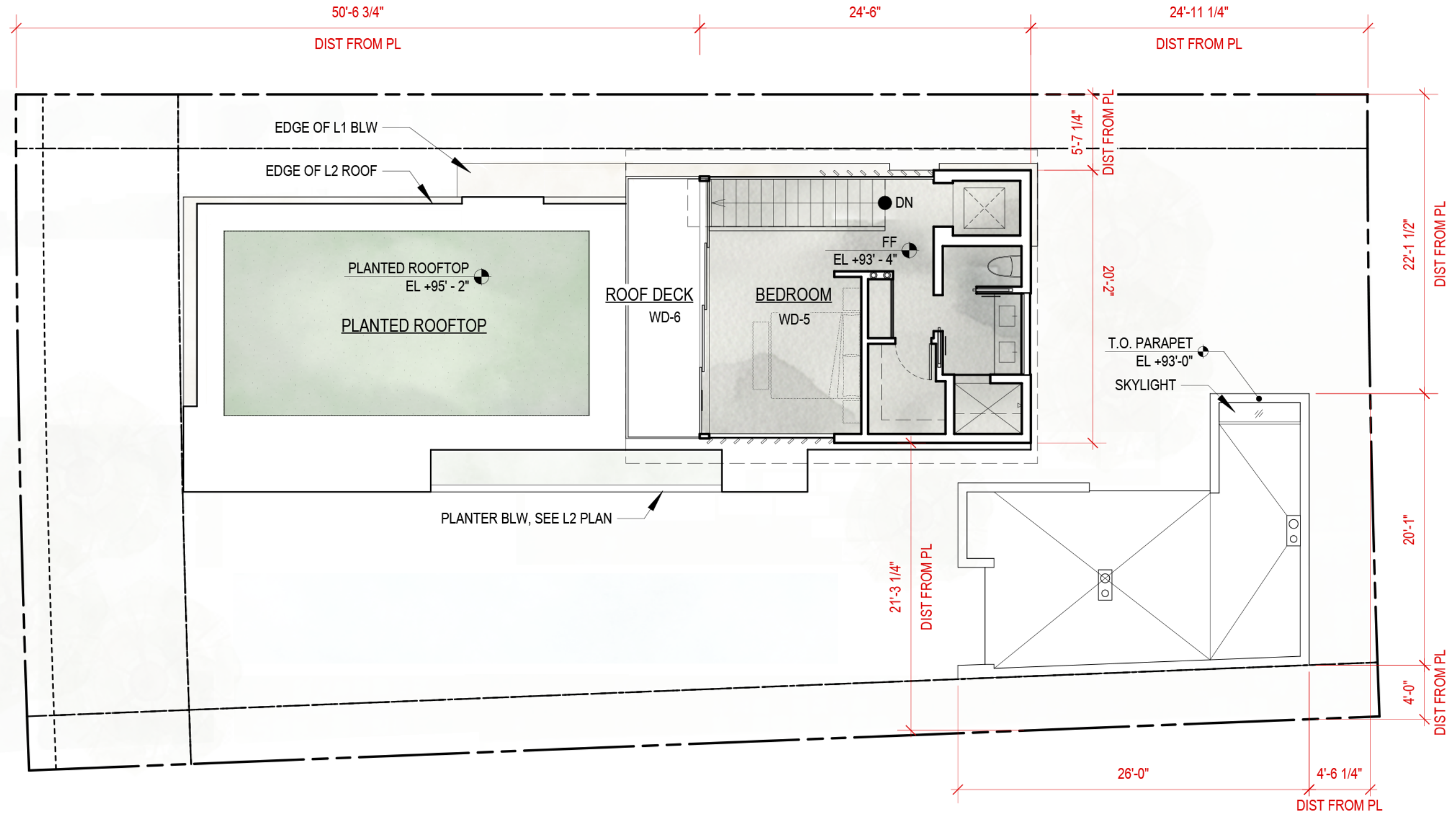
aidlin darling design

500 third street #410  
san francisco, ca 94107  
v. 415 974 5603

Project: 1855 Spindrift Dr., La Jolla, CA

Date: 04.15.2026

Scale: 1/16" = 1'-0"



L3 - PLAN

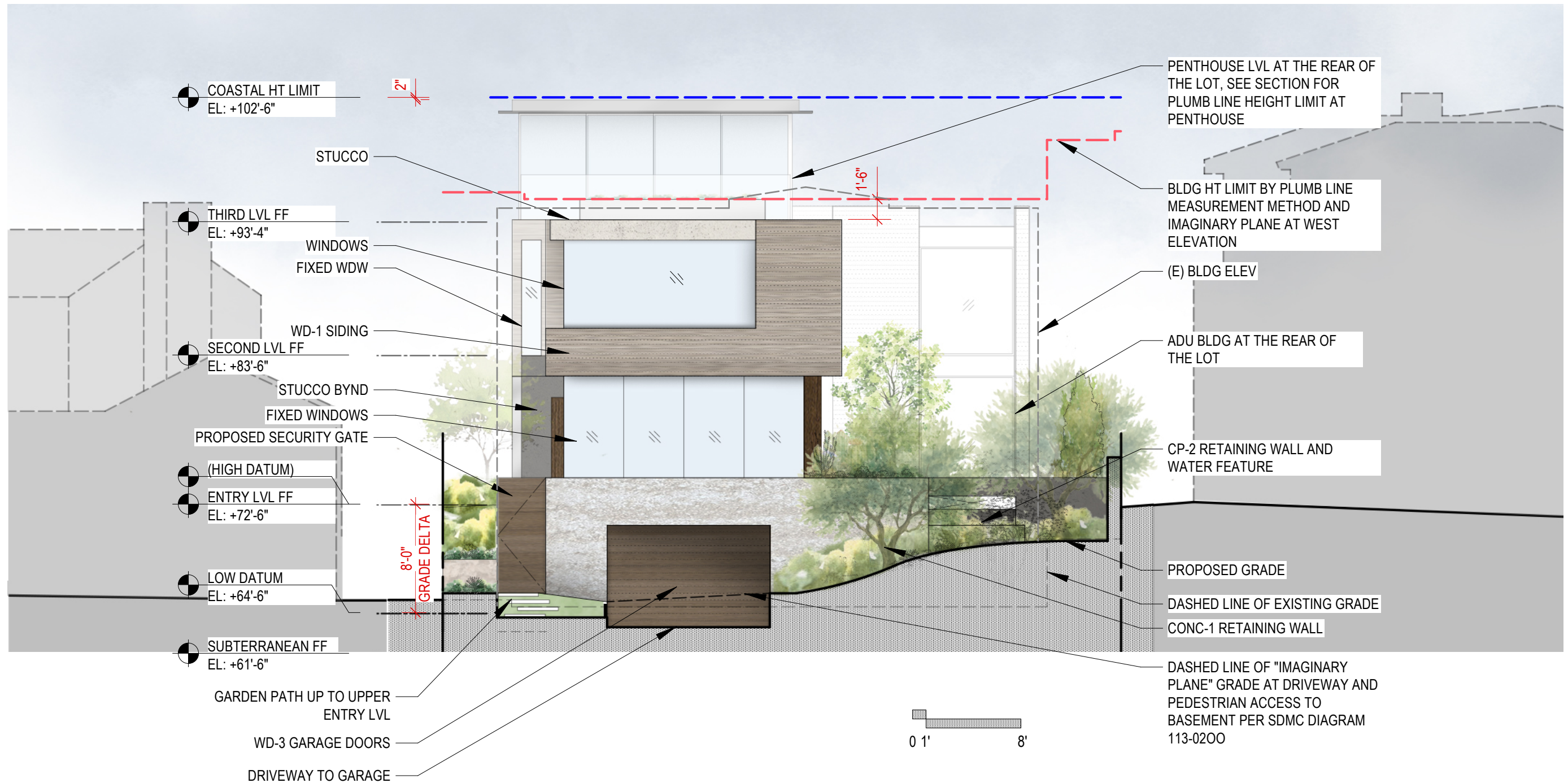
aidlin darling design

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 v. 415 974 5603

Project: 1855 Spindrift Dr., La Jolla, CA

Date: 04.15.2026

Scale: 1/16" = 1'-0"



BUILDING ELEVATION - WEST (FRONT) FACADE

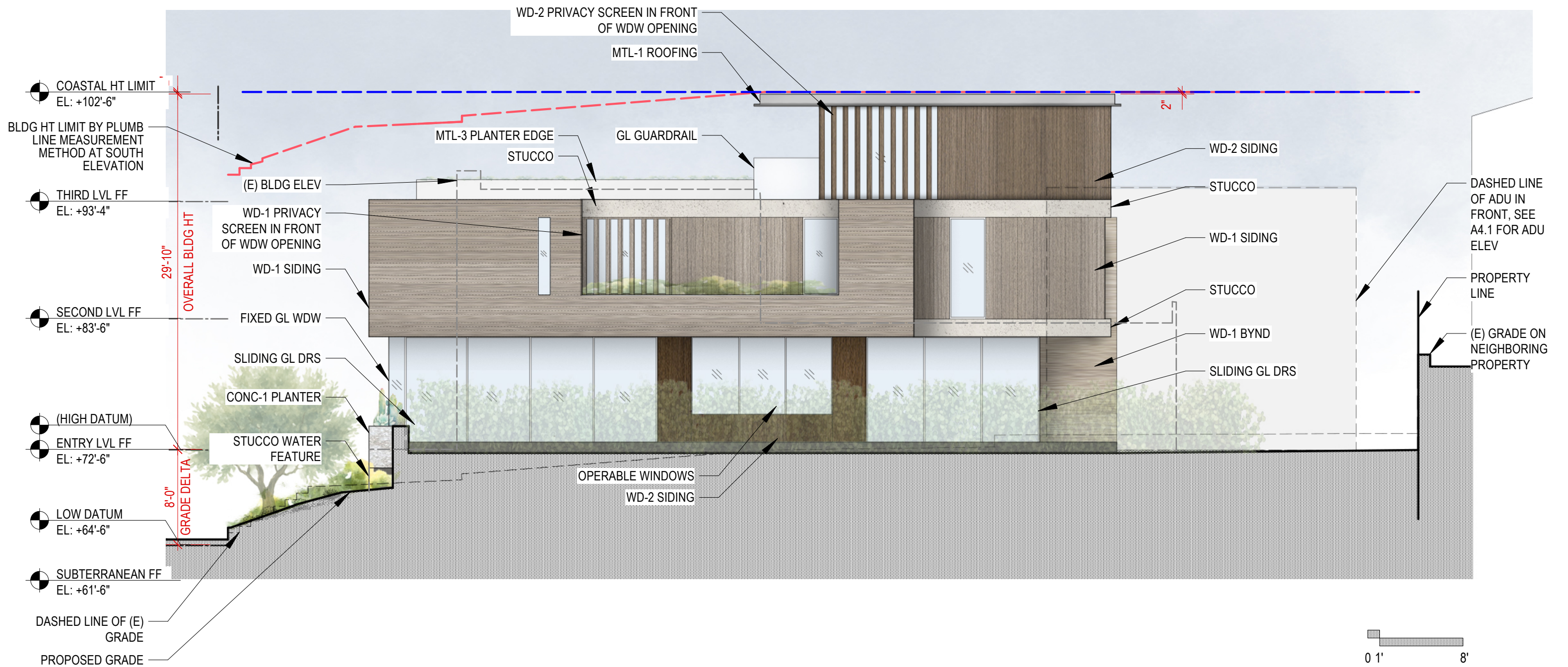
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Scale:



**BUILDING ELEVATION - SOUTH FACADE**

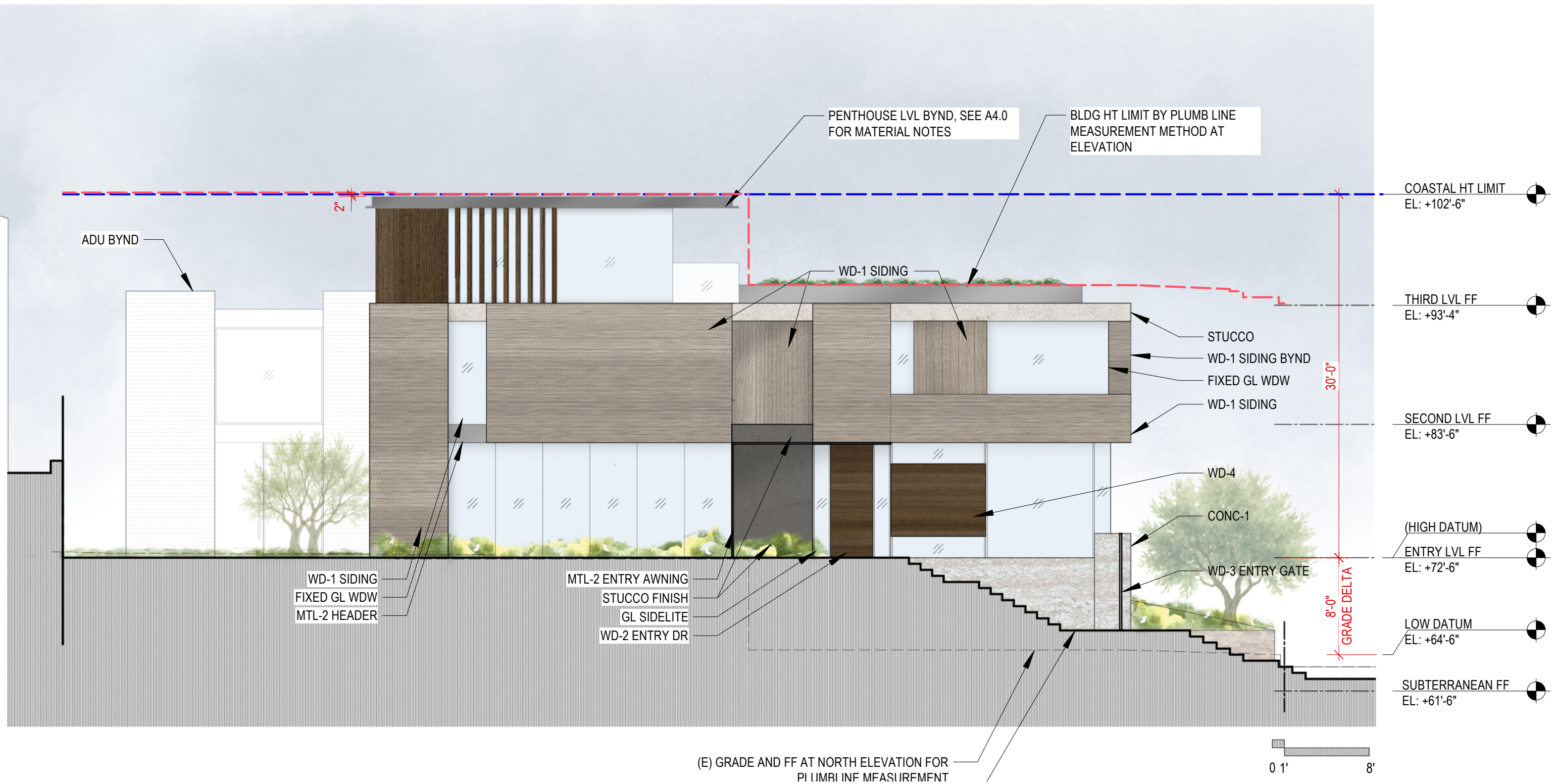
**aidlin darling design**

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**Scale:** NTS



**BUILDING ELEVATION - NORTH FACADE**

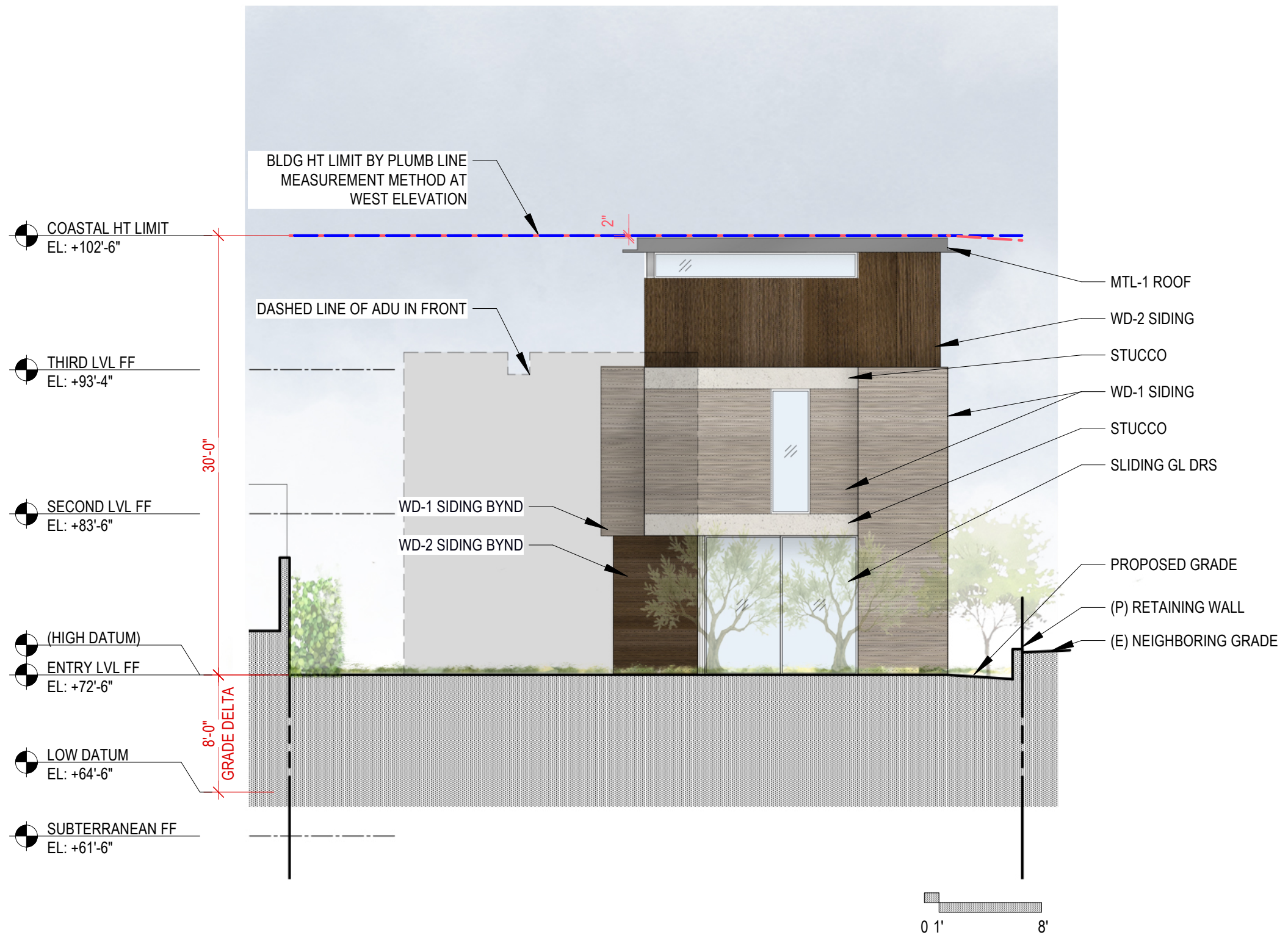
**aidlin darling design**

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**Scale:**



BUILDING ELEVATION - EAST (REAR) FACADE

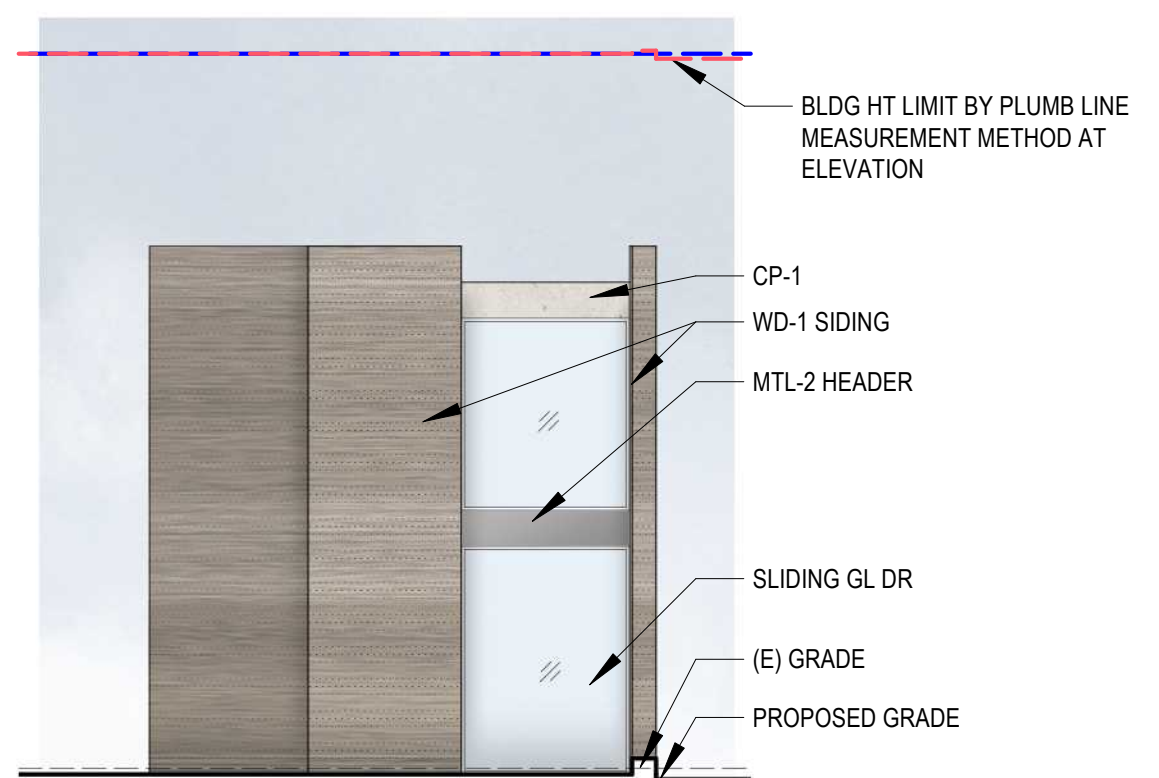
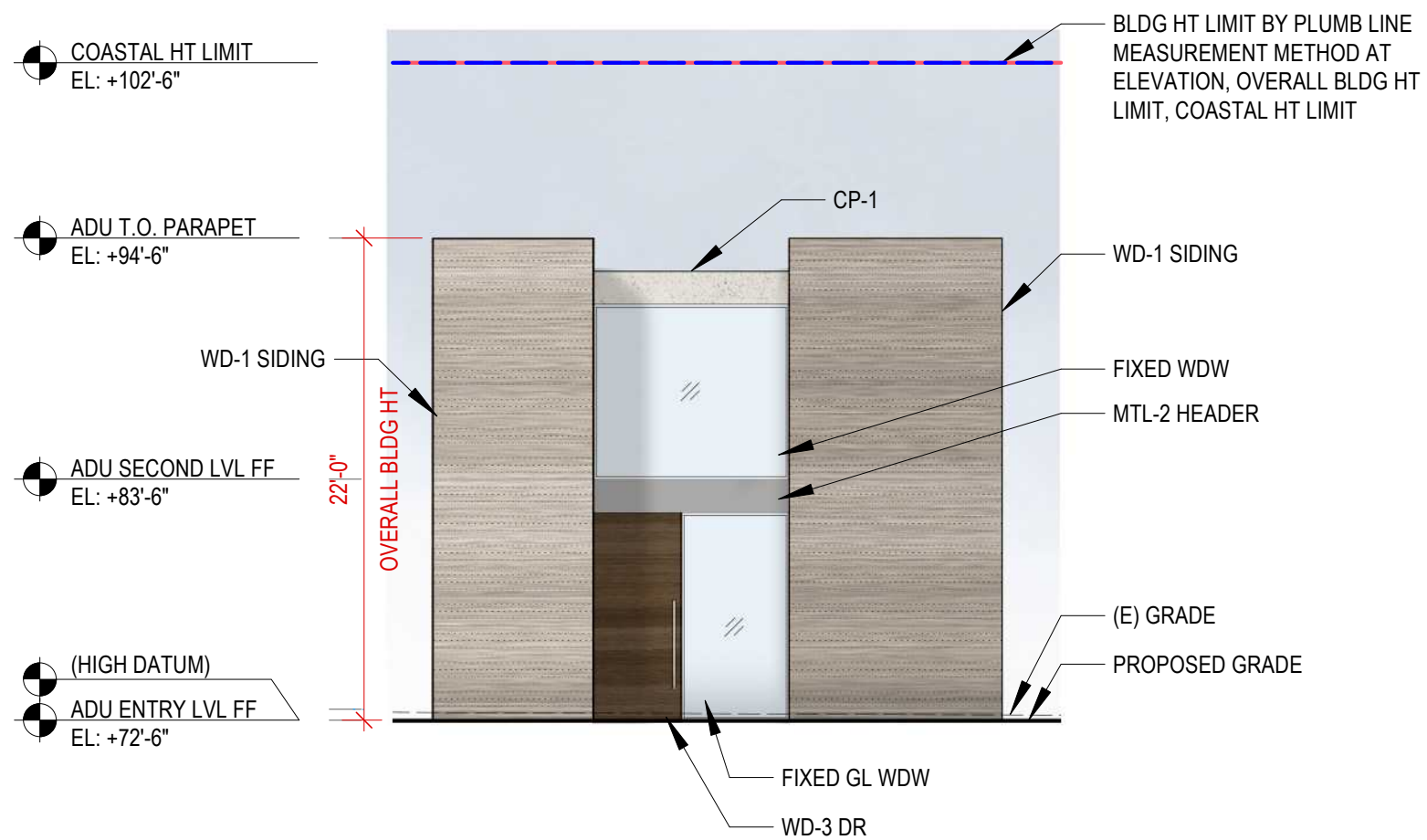
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Project: 1855 Spindrift Dr., La Jolla, CA

Date: 04.15.2026

Scale:



BUILDING ELEVATION - ADU

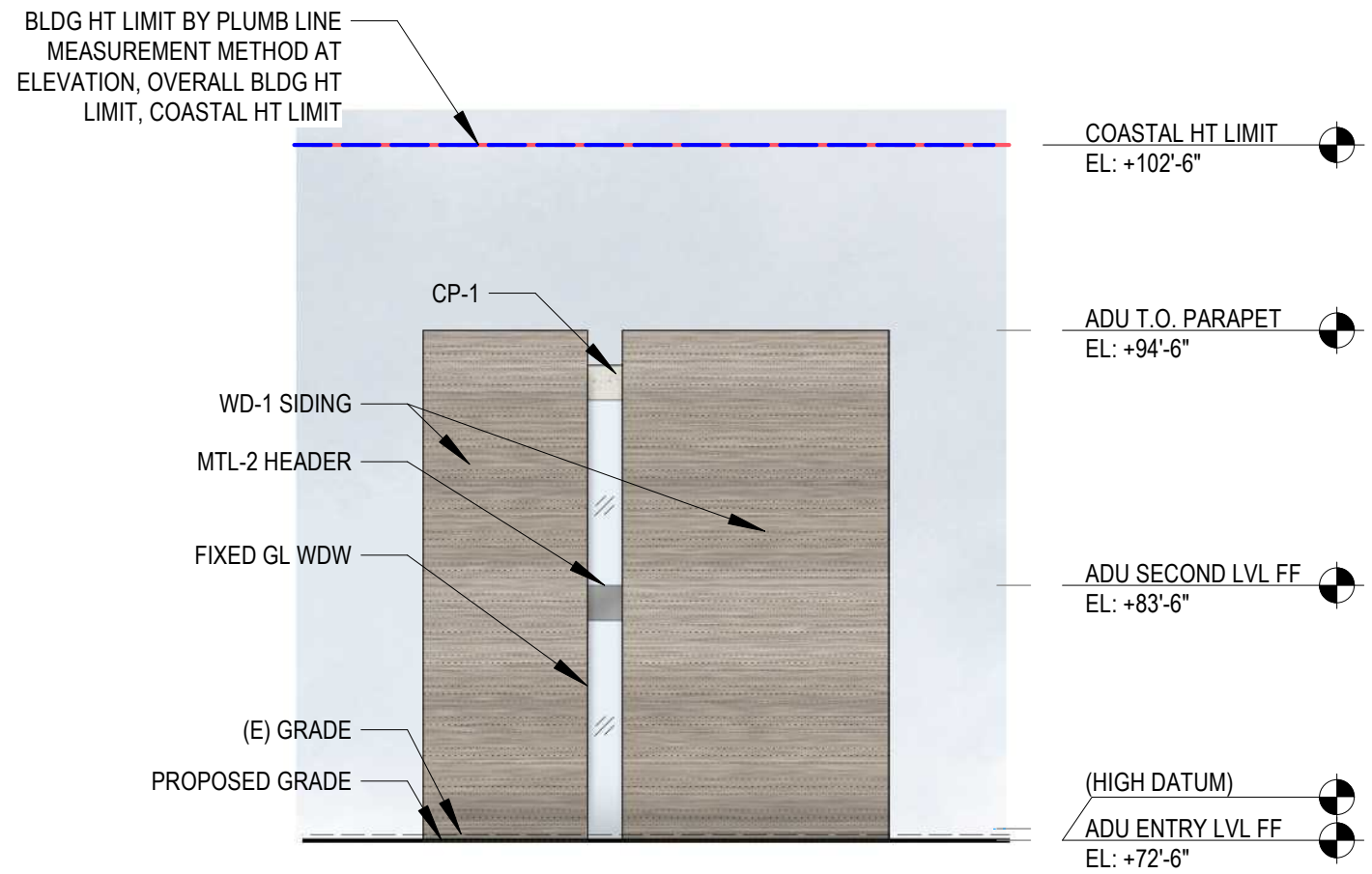
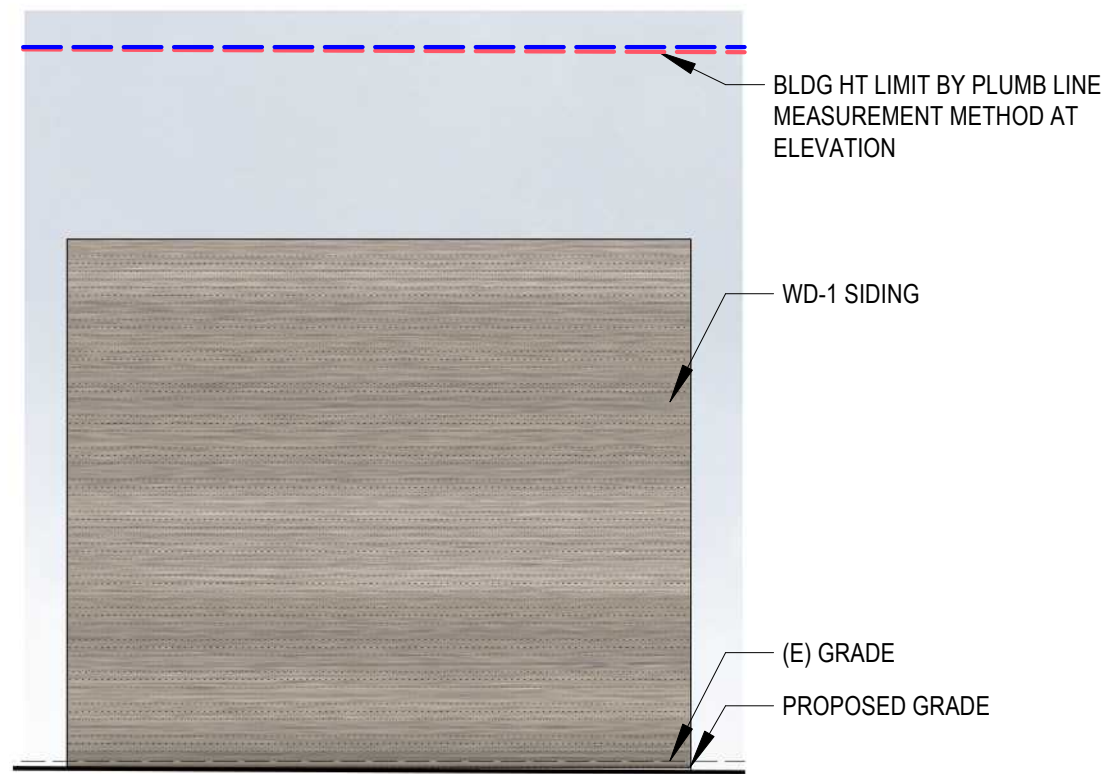
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Scale:



BUILDING ELEVATION - ADU

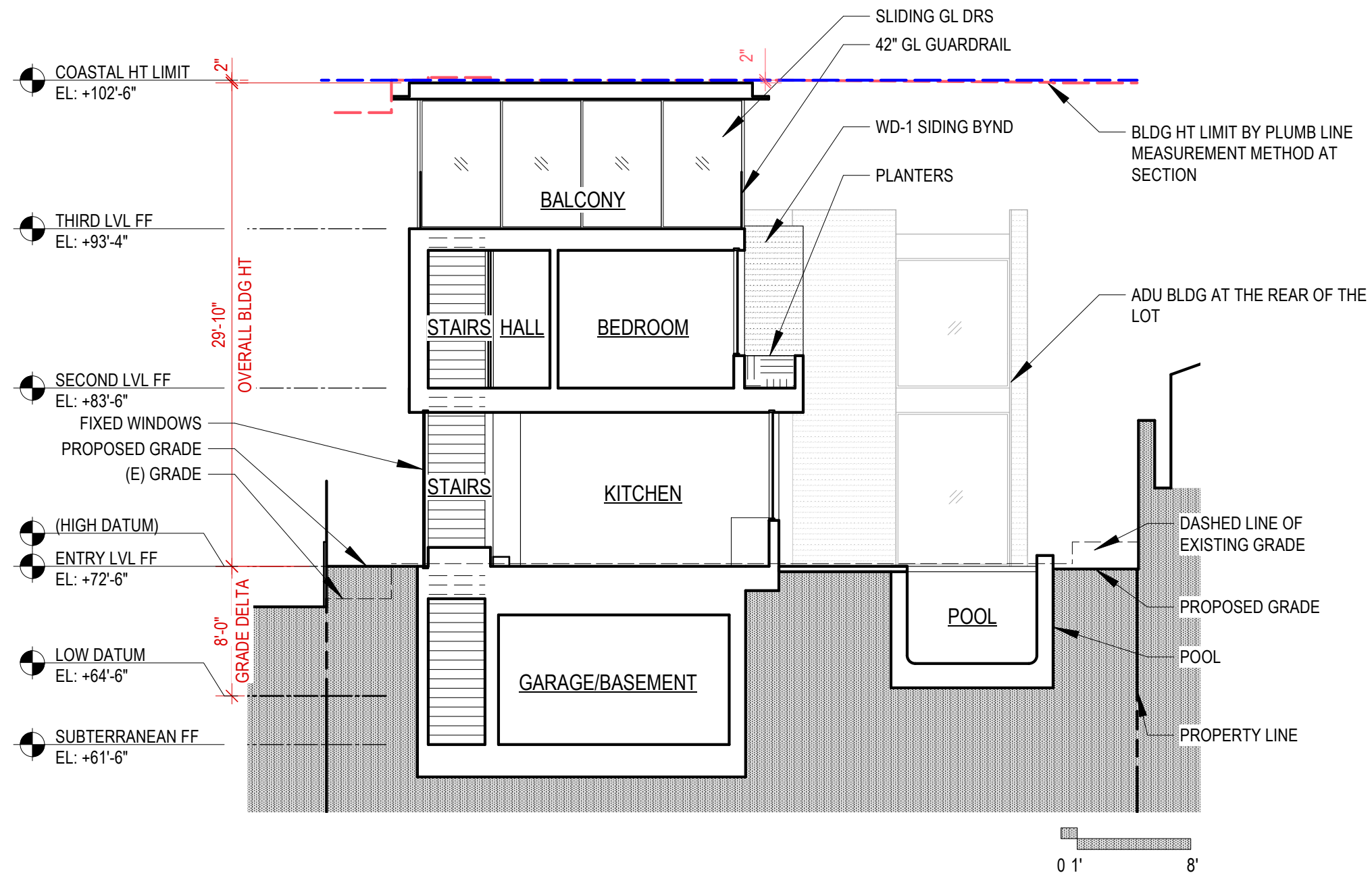
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Date: 04.15.2026

Scale:



BUILDING SECTION - SECTION LOOKING PROJECT EAST

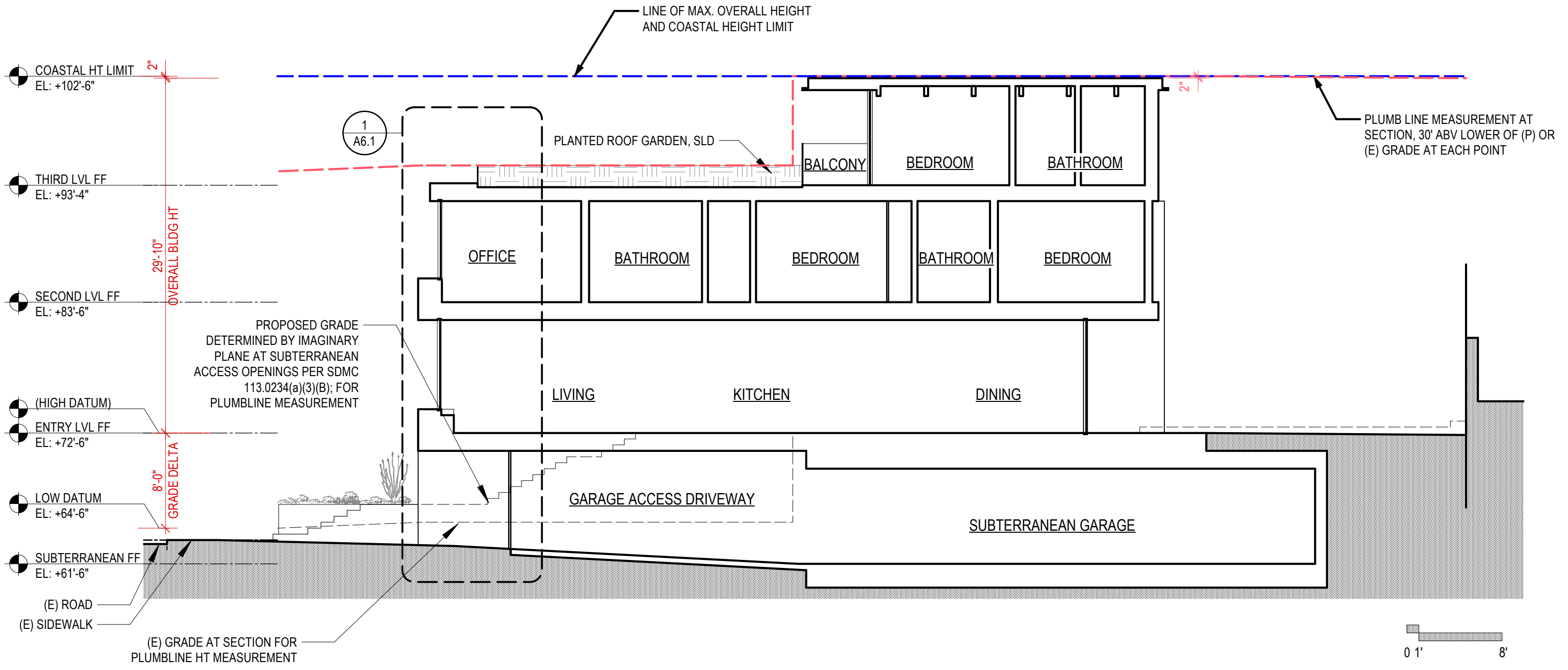
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BUILDING SECTION - SECTION LOOKING PROJECT NORTH

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 500 third street #410  
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 v. 415 974 5603

Project: 1855 Spindrift Dr., La Jolla, CA  
 Date: 04.15.2026  
 Scale:



1879 Viking Way

REF: 7



1857 Spindrift Drive

REF: 6



2045 Lowry Place

REF: 5



1949 Hypatia Way

REF: 4



1895 Spindrift Dr.

REF: 3



**PHOTOGRAPHIC SURVEY NOTE:**

- 1. SCD - C.1 AND C.2 - FOR PLAN SURVEY OF THE NEIGHBORHOOD
- 2. NEIGHBORHOOD CONSISTS OF 2 AND 3-STORY HOMES
- 3. THERE IS A VARIATION OF ARCHITECTURAL STYLE AND MATERIALITY IN THE NEIGHBORHOOD; MOST PROMINENT AND COMMON ARE EARTH-TONED PLASTER AND WOOD SIDING, PAINTED OR STAINED. INSTANCES OF BRICK, STONE, AND CONCRETE CAN BE FOUND, ESPECIALLY ON THE LOWER LEVELS



1919 Spindrift Dr

REF: 2



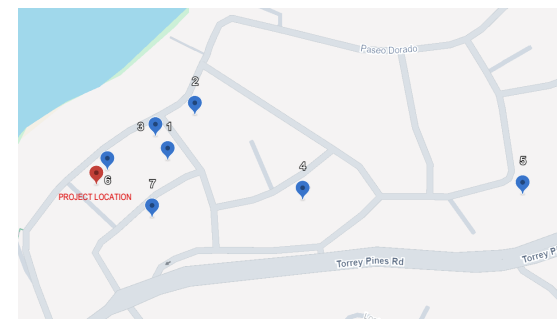
1890 Viking Way

REF: 1



PROPOSED DESIGN FROM THE STREET

REF: 0



LEGEND MAP

**APPENDIX - NEIGHBORHOOD PHOTOGRAPHIC SURVEY**

**aidlin darling design**

500 third street #410  
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v. 415 974 5603

**Project:** 1855 Spindrift Dr., La Jolla, CA

**Date:** 04.15.2026

**Scale:**



THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101

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**Project Address** 1855 Spindrift Dr  
San Diego, CA 92037

**Project Type** Discretionary Project

**Primary Contact** Chandra Slaven  
chandra@slavenconsulting.com

### Instructions

<p>The following issues require corrections to the documents submitted.</p>

---

Other

### Coastal Commission

Hilda Davison  
HDavison@sandiego.gov  
(619) 446-5462

#### [ Comment 00069 | Page | Open ]

The project site is within the Coastal Overlay Zone. The City's final decision on this discretionary request can be appealed to the California Coastal Commission.

The second plan submittal was sent to the California Coastal Commission for comment. In an email dated December 11, 2025, Alex Llerandi, Coastal Commission Program Analyst, indicated he did not have any comments at this time.

### Community Planning Group

Hilda Davison  
HDavison@sandiego.gov  
(619) 446-5462

#### [ Comment 00068 | Page | Open ]

This project is within the La Jolla Community Planning Area. The La Jolla Community Planning Association (LJCPA) is officially recognized by the City to provide project recommendations. If you have not already done so, please contact Lisa Kriedeman, Chairperson of the LJCPA, at [info@lajollacpa.org](mailto:info@lajollacpa.org) to schedule a project presentation before the group at their next available meeting.

The project is also within the La Jolla Shores Planned District. Therefore, it shall also be presented to the La Jolla Shores Planned District Advisory Board (LJSPDAB). Please contact Melissa Garcia at [MAGarcia@sandiego.gov](mailto:MAGarcia@sandiego.gov). A formal recommendation from the LJSPDAB is required.

2026-01-22 - To date, we have not received a formal recommendation from the LJCPA or the LJSPDAB.



THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101

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### **DSD-Engineering Review**

Layth Al Ani  
lalani@sandiego.gov  
619-236-7713

#### **[ Comment 00089 | Page | Open ]**

Drainage study: The applicant will be required to add a discussion to the Drainage Study stating if the proposed project is required to obtain approval from the Regional Water Quality Control Board under Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note that if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior to permit issuance.

#### **[ Comment 00090 | Page | Open ]**

Please add the following note to the site and grading plans: "Stormwater pump operations and discharges are only allowed during rainfall events and immediately after rainfall events. No dry weather discharges are allowed from stormwater pump facilities."

#### **[ Comment 00091 | Page | Open ]**

Drainage study: For the post-construction conditions, there are two different values for the Runoff Coefficient for Basin A.1. Please tabulate the value based on the proposed condition used and revise accordingly.

### **DSD-Geology**

Michael Jensen  
mdjensen@sandiego.gov

#### **[ Comment 00024 | Page | Open ]**

#### **SUBMITTED REFERENCES (Reviewed):**

Site Development Plans, 1835 Spindrift Drive, La Jolla, San Diego, CA 92037, dated May 8, 2025, by Aiden Darling Design Morton, July 27, 2025 20 pages

Report of Geotechnical Investigation, Proposed Lee-DeGuzman Residence, 1855 Spindrift Drive, La Jolla, California, 92037, Job No. 22-13755, dated July 13, 2023, by GEi 69 pages

Report of Geologic Fault Investigation, Proposed Lee-DeGuzman Residence, 1855 Spindrift Drive, La Jolla, California, 92037, Job No. 22-13755, dated July 7, 2023, by GEi 44 pages

#### **[ Comment 00025 | Page | Open ]**

#### **REVIEW COMMENTS:**

The project's geotechnical consultant must provide an addendum geotechnical report or update letter that references the site development plans and addresses the following:



THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101

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**[ Comment 00032 | Page | Open ]**

Circumscribe the limits of anticipated remedial grading on the geologic/geotechnical map to delineate the proposed footprint of the project.

**[ Comment 00033 | Page | Open ]**

The project's geotechnical consultant should review the complete referenced site development plan set and indicate if those plans are in accordance with their recommendations. If the plans are not found to be in general conformance, provide additional recommendations to bring the plans into accordance with the geotechnical recommendations.

**DSD-Landscape Review**

Rey Rebolledo  
RRebolledo@sandiego.gov  
619-446-5140

**[ Comment 00095 | Page | Conditional ]**

Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

**[ Comment 00096 | Page | Conditional ]**

Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. (see below for continuation of condition)

**[ Comment 00097 | Page | Conditional ]**

Unplanted recreational areas, walks (areas used for access whether paved, mulched, steppingstone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.

**[ Comment 00098 | Page | Conditional ]**

The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

**[ Comment 00099 | Page | Conditional ]**

If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.



THE CITY OF SAN DIEGO  
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1222 1st Avenue, San Diego, CA 92101

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**DSD-Planning Review**

Jose Vergara  
jvergara@sandiego.gov

[ [Comment 00073](#) | [Page](#) | [Open](#) ]

**Part 2: REVIEW SPECIFIC COMMENTS**  
**BUILDING- CONSTRUCTION PLAN SPECIFIC COMMENTS**

[ [Comment 00077](#) | [Page](#) | [Open](#) ]

It is unclear what the height of the proposed wall is that encroaches on the front and side yard.

For all the proposed retaining walls, please show, label, and dimension the height of the proposed wall. Please show the TW(top of wall), and TG(top of grade) at various points along the wall.

In addition, please provide an elevation where you include the TW and TG Please make sure that all proposed walls adhere to section 142.0310.

[ [Comment 00082](#) | [Page](#) | [Open](#) ]

Please provide a survey of the vicinity that shows the bulk, scale, and materials of the nearby homes in the area, demonstrating how the proposed development will be harmonious with the existing development.

[ [Comment 00083](#) | [Page](#) | [Open](#) ]

The SDMC identifies the sensitive coastal bluff as an area with a hazard category number from 41-47, plus an additional 100-foot strip located landward and contiguous to the coastal bluff edge. The two properties (1850 & 1860 Spindrift Dr) fronting the site ( 1855 Spindrift Dr.) are identified with a hazard category number of 43.

City records indicate the site to be within 100 feet of a bluff.

On the site plan, please identify the bluff edge and measure the distance of the premises from the coastal bluff edge.

[ [Comment 00086](#) | [Page](#) | [Open](#) ]

**La Jolla Shores Advisory Board**

The La Jolla Shores Advisory Board must review this project to determine if it is consistent with the requirements of the planned district and to solicit input (SDMC 1510.0201(d)).

Please contact Senior Planner Marlon I. Pangilinan of the City Planning and Community Investment Department at (619) 235 -5293 (mpangilinan@sandiego.gov) to be added to a future agenda of the La Jolla Shores Advisory Board.

[ [Comment 00088](#) | [Page](#) | [Open](#) ]

**Resubmittal Procedure:**

Recheck Required:

Please address all the issues noted as comments to this project and provide the findings noted under SDMC section 126. 0708 and SDMC 126.0505



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[ [Comment 00112](#) | [Page](#) | [Open](#) ]

---02/09/2026---

[ [Comment 00113](#) | [Page](#) | [Open](#) ]

For all proposed retaining walls, please show, label, and dimension the proposed wall height. Please show the TW (top of wall) and TG (top of grade) at various points along the wall.

On the visibility triangle for the new 12' driveway, add a note that "No structures over 3 feet in height may be located within these areas."

[ [Comment 00114](#) | [Page](#) | [Open](#) ]

The survey of the vicinity is incomplete. Please revise to include all homes within a 300-foot radius of the premises.

Please provide a survey of the vicinity that shows the bulk, scale, and materials of the nearby homes, demonstrating how the proposed development will harmonize with the existing development.

[ [Comment 00115](#) | [Page](#) | [Open](#) ]

The comment was not addressed to the specific requirement. Please see the comment below. Once dimensioned and if it is determined that the site is not within the additional 100-foot distance, the comment will be satisfied.

The SDMC identifies the sensitive coastal bluff as an area with a hazard category number from 41-47, plus an additional 100-foot strip located landward and contiguous to the coastal bluff edge. The two properties (1850 & 1860 Spindrift Dr) fronting the site ( 1855 Spindrift Dr.) are identified with a hazard category number of 43.

City records indicate the site to be within 100 feet of a bluff.

**On the site plan, please identify the bluff edge and measure the distance from the bluff edge to the premises.**

[ [Comment 00116](#) | [Page](#) | [Open](#) ]

**La Jolla Shores Advisory Board**

The La Jolla Shores Advisory Board must review this project to determine if it is consistent with the requirements of the planned district and to solicit input (SDMC 1510.0201(d)).

Please contact Senior Planner Marlon I. Pangilinan of the City Planning and Community Investment Department at (619) 235 -5293 (mpangilinan@sandiego.gov) to be added to a future agenda of the La Jolla Shores Advisory Board.

[ [Comment 00117](#) | [Page](#) | [Open](#) ]

An open fence is shown on top of the proposed and existing retaining wall. Please ensure that the open fence has at least 75 percent of the vertical surface area of each 6-foot section open to light. You can show this via a drawing in the section.

[ [Comment 00118](#) | [Page](#) | [Open](#) ]

**Resubmittal Procedure:**

Recheck Required:



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Please address all the issues noted as comments to this project.

**DSD-Water and Sewer**

Irina Itkin  
IItkin@sandiego.gov  
(619) 446-5422

**[ Comment 00100 | Page | Conditional ]**

Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

**[ Comment 00101 | Page | Conditional ]**

Prior to the issuance of any building permit Owner/Permittee shall installed of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. The proposed BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. Prior to the issuance of any building permits, the Owner/Permittee shall assure construction of the proposed water meters, within public right-of-way, for all proposed water services.

**[ Comment 00102 | Page | Conditional ]**

All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

**[ Comment 00103 | Page | Conditional ]**

No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

**LDR-Environmental**

Kelli Rasmus  
KRasmus@sandiego.gov

**[ Comment 00052 | Page | Open ]**

Scope of work:



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Coastal Development Permit and Site Development Permit for the demolition of an existing 3,221 square foot three-story single family dwelling unit and construction of a new 2,759 square foot three story single family dwelling unit over a subterranean garage and basement. The project also includes the construction of a 778 square foot detached accessory dwelling unit at 1855 Spndrift Drive. The 0.10-acre site is in the Single Family residence base zone of the La Jolla Shores Planned District, Coastal Overlay (non-app and appealable) Zone, Coastal Height Limit Overlay Zone within the La Jolla Community Plan area and Council District 1. (information only)

**[ Comment 00054 | Page | Open ]**

Visual Quality: EAS defers to LDR-Planning as it relates to the community plan and bulk and scale of the proposed project. Please see LDR-Planning review comments.

**[ Comment 00056 | Page | Open ]**

Cultural Resources:

Built Environment: - The site contains an existing single-family dwelling unit that meets the City's criteria of 45 years or older to be reviewed by historic resources staff. LDR-EAS defers to Planning-Historic regarding significant impacts to the built environment. Please see comments from Planning-Historic for further information.

**[ Comment 00109 | Page | Open ]**

Geologic Conditions: EAS defers to LDR-Geology as it relates to on-site geologic conditions. Please see LDR -Geology comments regarding this issue area.

**[ Comment 00110 | Page | Open ]**

Hydrologic Conditions and Water Quality:

EAS defers to LDR-Engineering as it relates to drainage and water quality. Please see LDR Engineering's comments regarding this issue area.

**[ Comment 00111 | Page | Open ]**

**Preliminary Environmental Determination:**

It appears a Mitigated Negative Declaration (MND) pursuant to the requirements of CEQA will be prepared by EAS.

However, additional information is required before an environmental review can be completed. The issues identified above and in any other discipline review comments must be addressed before an environmental determination can be made on this project.

Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.



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619-533-4481

**[ Comment 00104 | Sheet A2.0 | Open ]**

Fire reserves the right to provide additional comments based on revisions and subsequent submittals. Contact the Fire Plan Reviewer by email with any questions or clarification.

**[ Comment 00105 | Sheet A2.0 | Open ]**

Add note: The Project will follow 2022 State of California Fire Code requirements from Chapter 33-Fire Safety During Construction and Demolition.