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Coastal Land Use Consulting
San Diego, California
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April 26, 2026

RE: 1855 Spindrift Drive, La Jolla, CA 92037 — Applicant Response to Public Comments Received at the April 15, 2026, LJS PDAB Meeting

Dear Melissa,

On behalf of the property owner and the project team at 1855 Spindrift Drive, please accept this letter as the applicant's formal response to the comments and questions raised by members of the board and the general public at the April 15, 2026, La Jolla Shores PDAB meeting. We respectfully request that this response be forwarded to the full Board in advance of any subsequent action on this matter.

At the outset, we wish to be clear about two points. First, the project, as presented, is fully compliant with the San Diego Municipal Code (SDMC), the La Jolla Shores Planned District Ordinance (LJSPDO), and the California Coastal Act, and is substantially below code maximums for every measured parameter. Second, with the single exception of the rear clerestory window discussed below — a refinement the design team volunteered in direct response to a neighbor's request — **the applicant will not be making further revisions to the design in response to the public comments received on April 15.** We anticipate closing our review with the City in short order and allowing City staff to finalize the Mitigated Negative Declaration (MND).

The specific comments and the applicant's responses are set forth below.

1. Survey Accuracy and Methodology

Comments were raised questioning the accuracy and methodology of the project survey. The survey supporting this application was prepared, signed, and wet-stamped by a California-licensed Professional Land Surveyor (PLS) in accordance with the Professional Land Surveyors' Act and is the basis for all property-line, topographic, setback, height-datum, and coverage calculations shown on the plans. It has been submitted to and accepted by the City of San Diego as part of the Development Permit application. No substantive technical basis has been offered to question the survey's accuracy, and the applicant is not aware of any conflicting licensed survey that would warrant revisiting this work. The survey stands as the controlling document for site measurements and no revision is warranted or proposed.

2. “Letters of Approval” from Neighbors

A request was made that the applicant produce signed letters of approval or support from neighboring property owners as a condition of moving the project forward. Respectfully, this is not a requirement by the SDMC, the LJSPDO, the Coastal Act, or the City of San Diego’s discretionary permit procedures. Neighbor consent is not a legal prerequisite to approval of a Coastal Development Permit, Site Development Permit, or the associated CEQA clearance.

Notwithstanding the absence of any such requirement, the applicant has conducted extensive, good-faith, and well-documented neighbor outreach over a period of nearly five years, including:

- Initial outreach beginning in summer 2021;
- Multiple collaborative Zoom meetings with the then-owners of 1851 Spindrift Drive in June and July 2021;
- Transmittal of current project plans to the new owners of 1851 Spindrift Drive in October 2025;
- Participation in the LJS PRC meeting in February 2026;
- A follow-up Zoom meeting with neighbors (1851 Spindrift, 1857 Spindrift, 1856 Viking, 1842 Viking) on March 18, 2026, the minutes of which are incorporated into the April 15 presentation;
- A scheduled on-site property-line walkthrough with 1857 Spindrift Drive in April 2026; and
- Ongoing coordination with 1851 and 1857 Spindrift regarding shared fence and retaining-wall conditions.

The record of outreach, as reflected in the presentation materials, speaks for itself. The applicant has done more than is required, and the absence of signed “approval letters” is neither a procedural deficiency nor a substantive objection.

3. Neighborhood Consistency

Comments were raised suggesting that the proposed design is “too modern” and inconsistent with neighborhood character, without providing specific parameters or reasoning. The applicable standards under the SDMC and the LJSPDO do not mandate a particular architectural style, nor do they prohibit contemporary design. Compatibility is evaluated by reference to objective parameters — height, bulk, scale, setbacks, site coverage, landscape coverage, FAR, and the quality and character of materials — not by stylistic preference.

Measured against those parameters, the proposed project is demonstrably compatible:

Parameter	Allowed / Required	Proposed
Overall / Coastal Height Limit	High Datum + 30'-0"	High Datum + 29'-10"
Lot Coverage (max 60%)	2,765 SF max	1,847 SF (40%)
Landscape Area (min 30%)	1,383 SF min	1,825 SF
FAR (max)	2,765 GSF	2,759 GSF
Front Setback	per code	12'-0"
Side Yard Setbacks	per code	4'-0"
Rear Setback	per code	4'-6"

The project is under the applicable maximums on every regulated dimension, exceeds the minimum landscape requirement by more than 400 square feet, and reduces impervious hardscape relative to existing site conditions. The material palette — short-lift concrete, stone, stucco, and natural wood siding — is intentionally warm, tactile, and contextual, and is consistent with high-quality residential construction throughout La Jolla Shores. The architect has also presented birds-eye and streetscape overlays demonstrating that the proposed volume sits well within the allowable buildable envelope defined by the coastal height limit and setbacks. A comparative review of recently approved residences along Spindrift Drive, Viking Way, and the surrounding blocks confirms that contemporary, flat-roofed, wood-and-stucco residences are well represented in the neighborhood’s fabric.

Stylistic preference is not a permitting criterion, and no change is warranted on this basis.

4. Colored Plans

A request was made for “color-coded plans.” The submittal package already includes a plan of every floor, rendered to illustrate softscape vs. hardscape, and drawn to scale with major dimensions marked, and a dashed line illustrating the footprint of the floor plate above each floor. In addition, the submittal package includes a full material palette board with photographic samples of each specified finish (short-lift concrete, exterior wood siding, stucco, exterior stone flooring, metal roofing, dark wood siding, and stone garden wall), a rendered streetscape view of the proposed design in context, a rendered bird’s-eye view of the proposed design against the full buildable envelope, and a black-massing overlay of the existing building on the proposed design. These materials, in combination with the dimensioned elevations, plans, and sections, are more than sufficient to convey the color, materiality, layout of the floor plates, dimensions, and architectural expression of the project and are consistent with, and exceed, the level of illustrative

detail typically provided at this stage of PDAB review. No additional color-coded plan sheets are required or forthcoming.

5. MND — Paleontological Monitoring

Comments were raised regarding paleontological monitoring under the Mitigated Negative Declaration. Paleontological resources are addressed through the City’s standard CEQA process, and where triggered by geologic formation and depth of excavation, mitigation is imposed in the form of a paleontological monitoring condition consistent with the City of San Diego’s *Significance Determination Thresholds* and standard mitigation framework. The project’s geotechnical and resource analyses have been prepared by qualified consultants and submitted to City staff, who are the appropriate technical authority to determine the adequacy of the MND and the scope of any monitoring condition. The applicant accepts whatever standard monitoring condition City staff deems appropriate and is prepared to comply. There is no basis to reopen or second-guess the MND at the PDAB level, and the applicant anticipates closing out City review and allowing staff to finalize the MND without further delay.

6. Clerestory Window — Rear (East) Facade

At the March 18, 2026 neighbor meeting, the owner of 1856 Viking Way expressed that the third-story east facade read as unnecessarily blank and inquired whether a small clerestory window or skylight could be considered. The design team agreed to evaluate the request. The applicant is prepared to add a small clerestory window at the rear (east) facade of the penthouse level as a courtesy design refinement. This element will be detailed to:

- be set high in the wall and sized to admit daylight only;
- be non-view-oriented and shielded by the existing wall thickness and interior architecture such that no meaningful line of sight to any neighboring property is created; and
- remain fully within the approved height and setback envelope.

This is the only design change the applicant will be making in response to the April 15 comments.

7. “Perceived Fourth Story”

Comments characterized the project as appearing to present a “fourth story.” It does not. The project is a three-story residence with a fully subterranean basement/garage (L0), a ground-level entry/living floor (L1), a bedroom/office level (L2), and a reduced-footprint penthouse level (L3) set back from the street frontage. This is clearly documented in the plans, elevations, and sections.

Specifically:

- L0 is a subterranean basement and garage, contains zero (0) GSF of FAR, and is not a “story” under SDMC §113.0234. It is fully below grade at the rear and accessed via a driveway ramp at the street.
- L1, L2, and L3 comprise the three above-grade stories, totaling 2,759 GSF of FAR — 6 square feet below the 2,765 GSF maximum permitted under SDMC §1510.0304(i).
- The overall building height is 29’-10”, measured 2 inches below the 30’-0” coastal height limit, and complies with the plumb-line measurement method at every point.
- L3 is a reduced-footprint penthouse of 486 GSF, set back from the street-facing (west) facade and substantially smaller than the floors below.

The “perceived fourth story” characterization appears to conflate the visible expression of the subterranean garage entrance at the sloping street frontage with an above-grade story. It is not. The City’s height and story definitions are clear, the plans reflect full compliance, and the birds-eye overlay prepared by the design team demonstrates that the built volume sits well within the allowable envelope. No change is warranted.

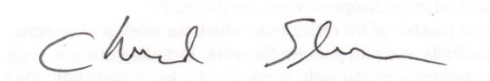
Closing

The applicant has approached this process with substantial good faith: nearly five years of neighbor outreach, multiple design iterations, a voluntary clerestory refinement, and a project that comes in under code on height, bulk, FAR, and lot coverage while exceeding the minimum landscape requirement. The comments received on April 15 do not identify a code deficiency, a CEQA inadequacy, or a finding that would support further design revision or procedural delay.

Finally, I will be attending the meeting scheduled for May 20th to obtain a formal vote from the Board.

Thank you for your time and for forwarding this response to the Board.

Sincerely,



Chandra Slaven

Principal, Coastal Vérité LLC

Coastal Land Use Consultant

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cc: Bryce Lee and Crisanta Deguzman, Property Owners
Min Choe and David Darling, Aidin Darling Design
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