

ATTACHMENT 1: 1851 Spindrift Drive SDP/CDP

La Jolla Shores Planned District Advisory Board (LJSPDAB) Online Virtual Meeting

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 and Project Name (only submitted projects can be heard as action items):
1851 Spindrift / PTS 693529
- Address and APN(s):
1851 Spindrift Drive, La Jolla, CA 92037 APN: 346-451-10-00
- Project contact name, phone, e-mail:
Haley Duke – Island Architects, 858-459-9291, hduke@islandarch.com
- Project description:
CDP/SDP for Demolition of an Existing SFR & Garage, and Construction of a New 2,677 s.f. (GFA) Single Family Residence with 458 s.f. Garage and 380 s.f. Accessory Dwelling Unit, and Related Site Improvements.
- 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: *4,453 SF*
 - existing structure square footage and FAR (if applicable): *1,863 SQ. FT. / 0.42 FAR*
 - proposed square footage and FAR: *3,515 SF / .79 FAR*
 - existing and proposed setbacks on all sides:
Existing Setbacks: FYSB: 18'-0" / RYSB: 1'-3" / SYSB: 2'-10" (alley) and 0'-0" (interior)
Proposed: FYSB: 12'-0" / RYSB: 1'-2" / SYSB: 4'-3" (alley) and 0'-0" gar / 4'-0" house (interior)
 - height if greater than 1-story (above ground): *29'-11" (chimney)*

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 Trustees 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): _____

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- 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

Meeting Presentation – updated 8/31/20

Due to COVID-19, the La Jolla Shores Planned District Advisory Group meetings will be conducted as online virtual meetings utilizing the Zoom application. Staff will provide all applicants, as well as the public instructions for logging in and participating in the meeting.

For the meeting, the applicant should provide a concise powerpoint presentation on their project or simply present the exhibits provided for the agenda distribution as their presentation. During the meeting, staff will allow the applicant to become the presenter, so that they may share their screen and run their presentation.

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

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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:

Marlon I. Pangilinan, Senior Planner

mpangilinan@sandiego.gov

Planning Department

9485 Aero Drive MS 413

San Diego CA 92123

619-235-5293

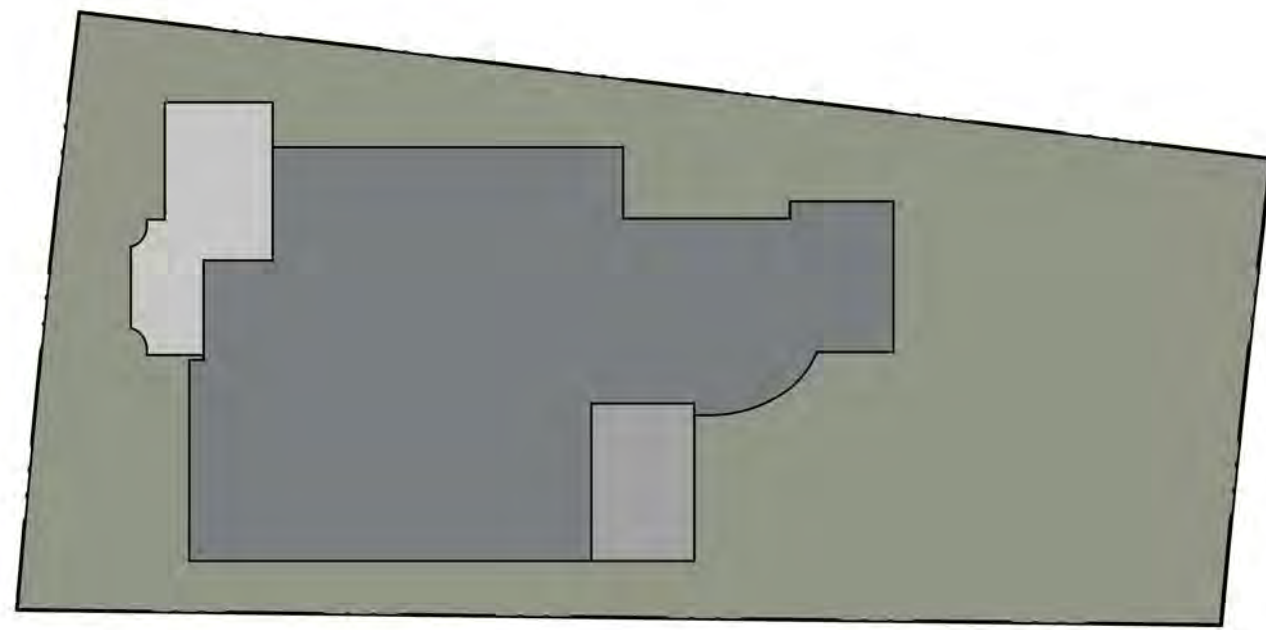


AERIAL VIEW OF SITE
1/8" = 1' -0"



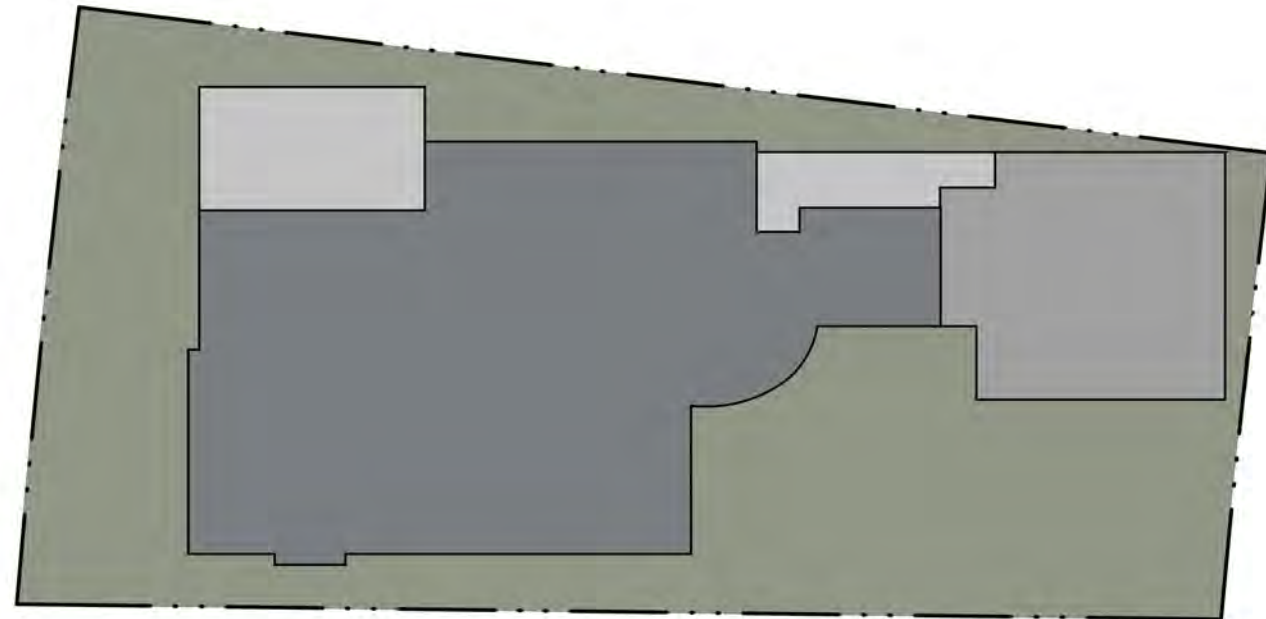
1851 SPINDRIFT RESIDENCE

1851 SPINDRIFT DRIVE, LA JOLLA, CA 92037
Date: 2/9/2022



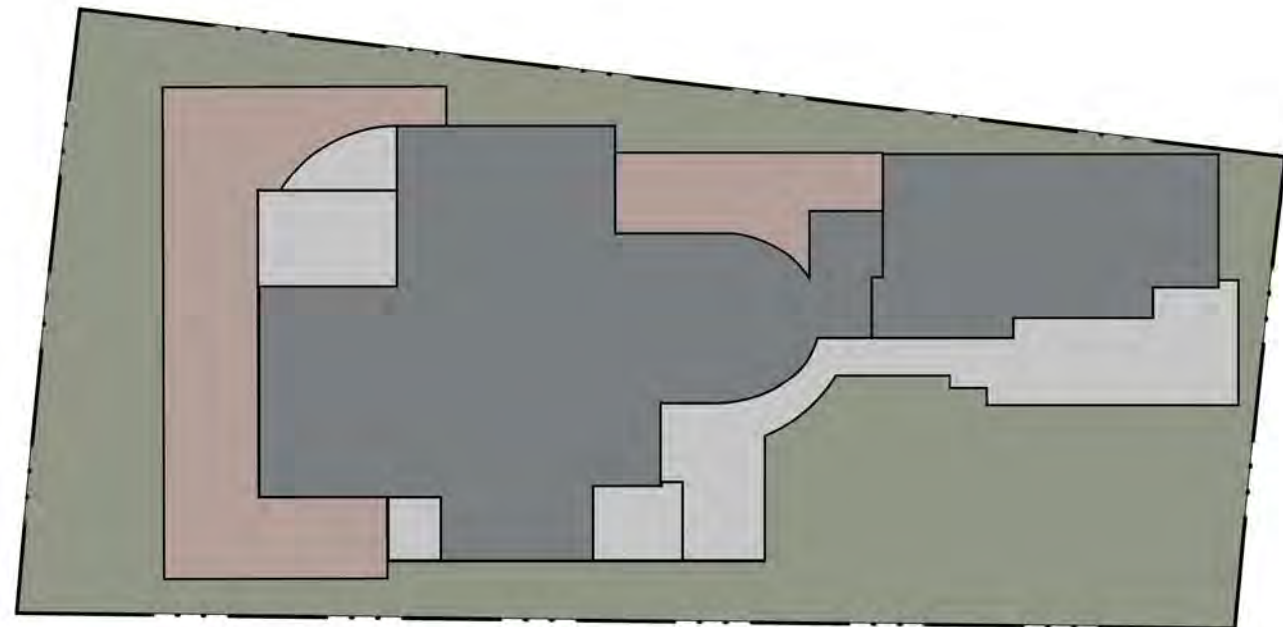
LOWER LEVEL
AREA DIAGRAM

1/16" = 1'-0"



MAIN LEVEL
AREA DIAGRAM

1/16" = 1'-0"



UPPER LEVEL
AREA DIAGRAM

1/16" = 1'-0"

PROJECT DATA AND COMPLIANCE CHART

RULES/REGULATION	ALLOWED	PROPOSED	STATUS
HEIGHT			
Primary Dwelling Highest Ridge	30'-0"	28'-4"	Complies
Highest Point (Chimney)	30'-0"	29'-11"	Complies
Accessory Dwelling Ridge	30'-0"	22'-5"	Complies

SETBACKS				
FRONT YARD	N/A	14'-0" (Corner)	12'-0" (House)	Complies
ALLEY SIDE YARD	N/A	4'-3" (House)	18'-1" (Garage)	Complies
INTERIOR SIDE YARD	N/A	0'-3" (Garage)	4'-0" (House)	Complies
REAR YARD	N/A	1'-2" (Garage)	24'-3" (House)	Complies

LOT COVERAGE				
BUILDING FOOTPRINT	60% max	2,109 sf	47%	Complies
LANDSCAPE COVERAGE	30% min	1,367 sf	31%	Complies
HARDSCAPE COVERAGE	N/A	977 sf	22%	Complies

SQUARE FOOTAGE				
LOT AREA	N/A	4,453 sf		
PRIMARY DWELLING	N/A	2,677 sf	0.60 FAR	Complies
Main Level - 1,577 sf				
Upper Level - 1,100 sf				
DETACHED GARAGE	N/A	458 sf	0.10 FAR	Complies
DETACHED ADU	N/A	380 sf	0.09 FAR	Complies
Total Enclosed Square Footage	N/A	3,515 sf	0.79 FAR	Complies

CHARACTER		
Design Style	Traditional Spanish and American Influences	Complies
Materials	Clay Tile, Stucco, Terracotta Tile, Wood	Complies
Form	Articulated Façades and Sloped Rooflines	Complies
Relationship	Massing and Setbacks Conform with Vicinity	Complies
Landscape	Integrated Landscape with Courtyard & Patios	Complies
Quality	Honest Use of Good Quality Materials	Complies

AREA LEGEND	
	Habitable
	Non Habitable
	Covered Areas/Terraces
	Roof
	Land Outside Footprint

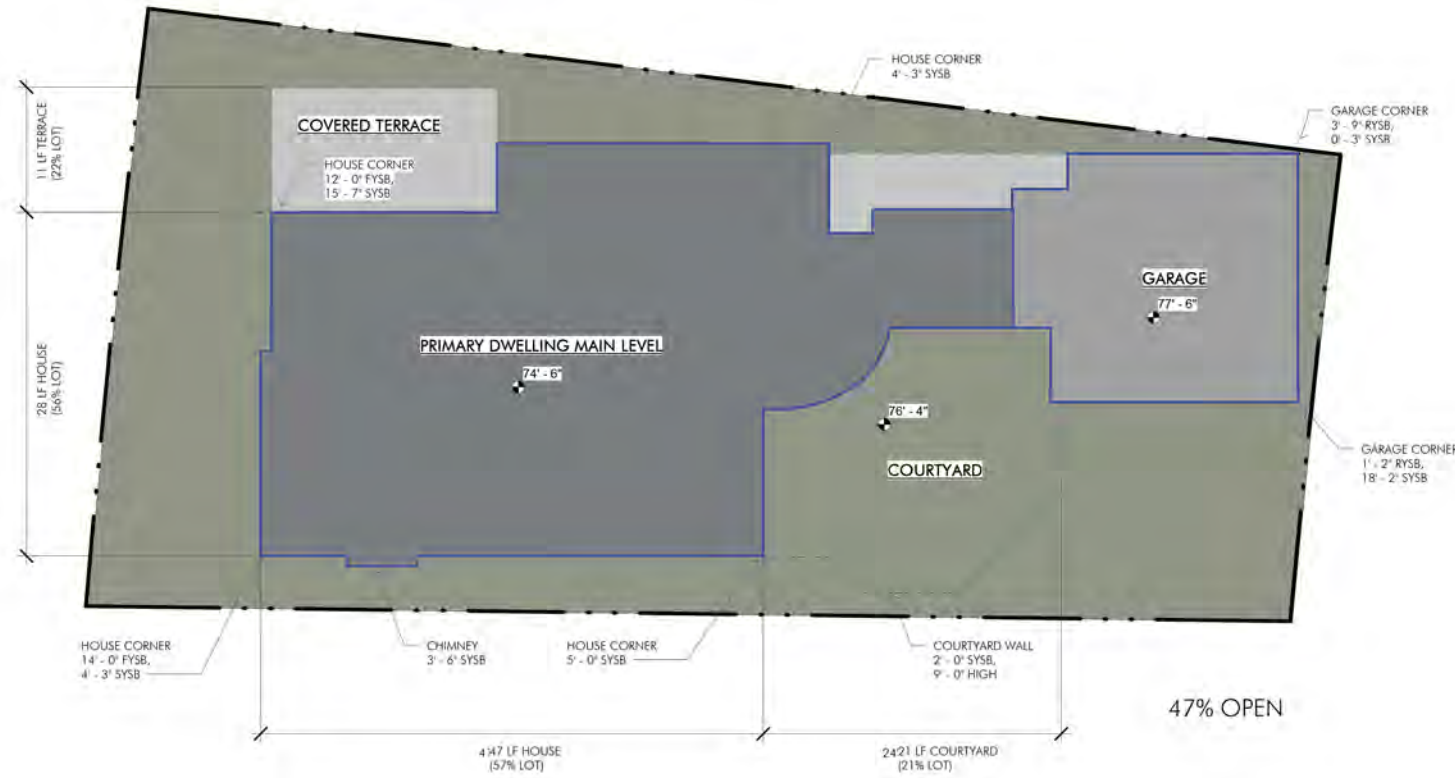
AREA DATA

AREA	SQUARE FOOTAGE	PERCENTAGE
BUILDING FOOTPRINT	2,109 sf	47%
LANDSCAPE	1,367 sf	31%
HARDSCAPE	977 sf	22%
LOT TOTAL	4,453 sf	100%

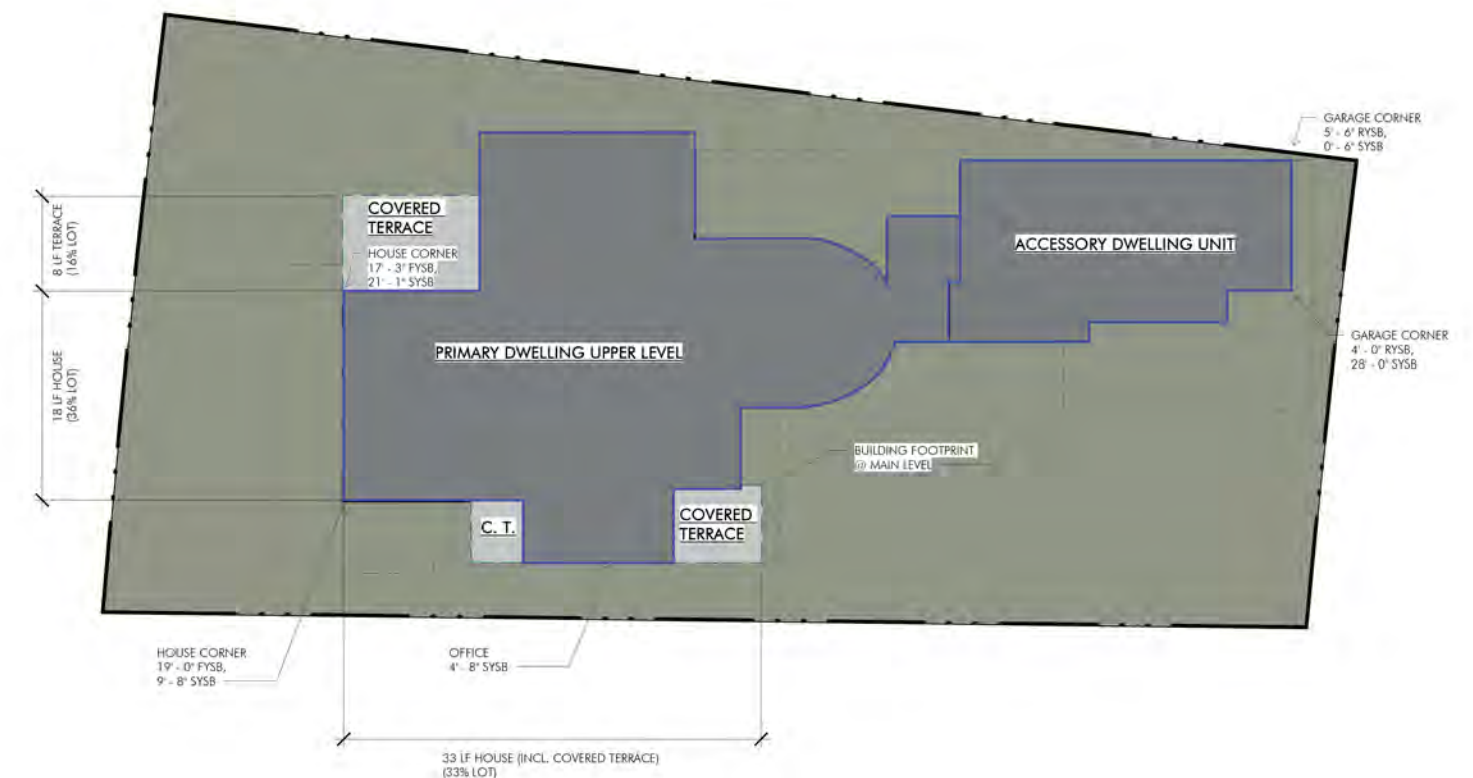
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MAIN LEVEL
SET BACK DIAGRAM
1/16" = 1'-0"



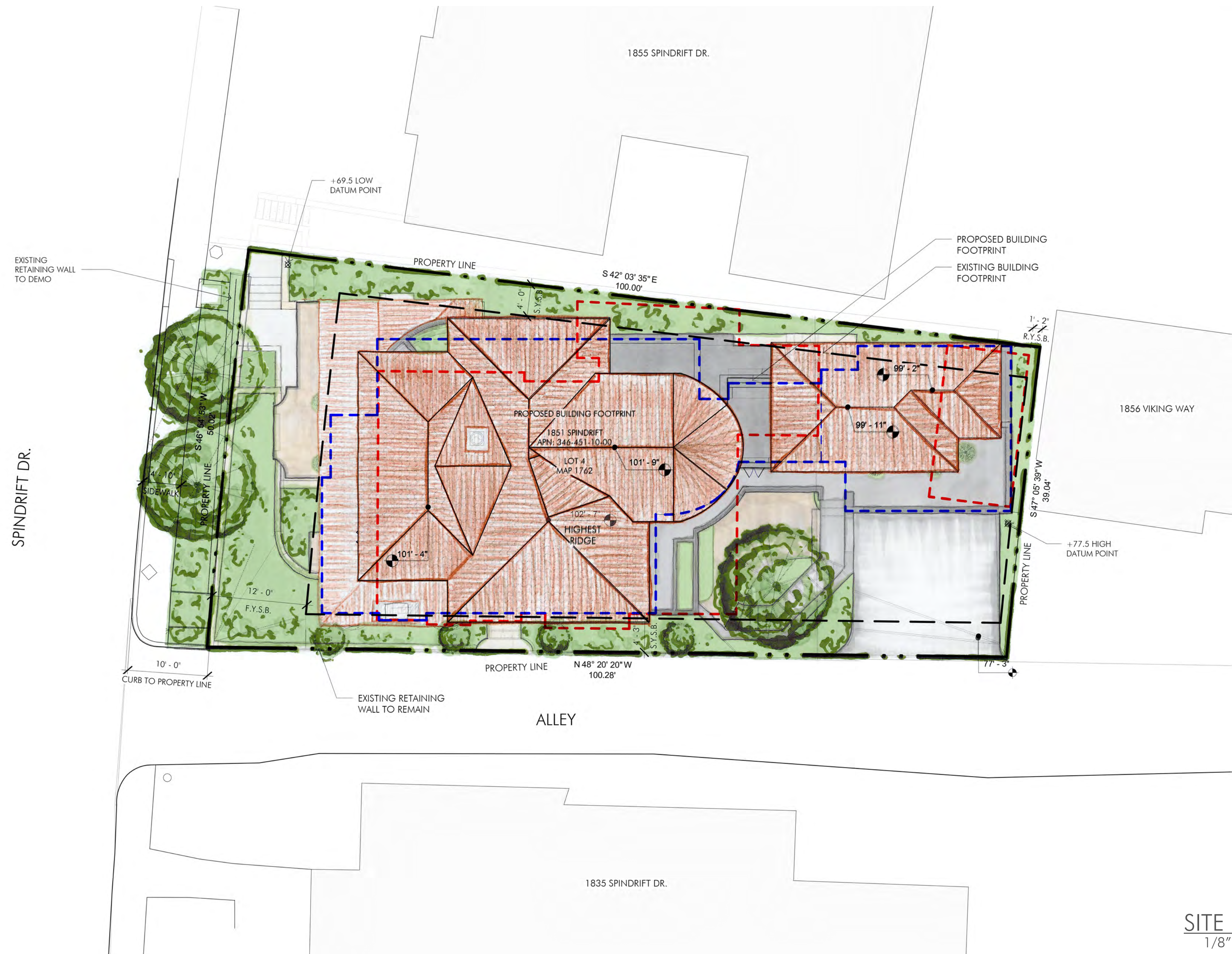
UPPER LEVEL
SET BACK DIAGRAM
1/16" = 1'-0"

AREA LEGEND	
	Habitable
	Non Habitable
	Covered Areas/Terraces
	Roof
	Land Outside Footprint

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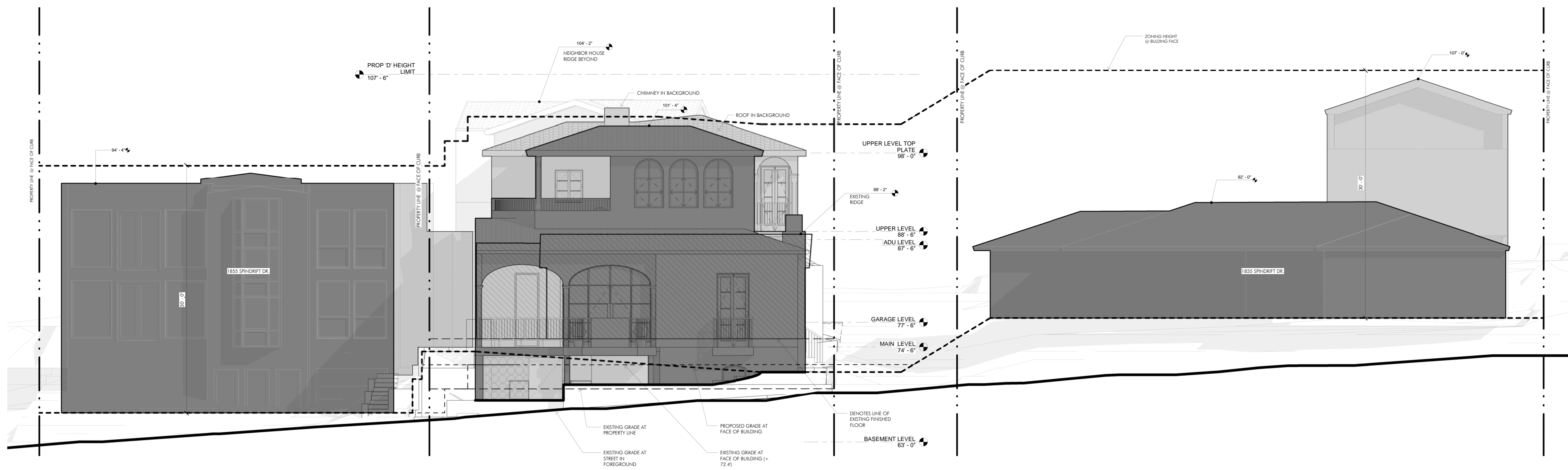
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SITE PLAN 
 1/8" = 1'-0"

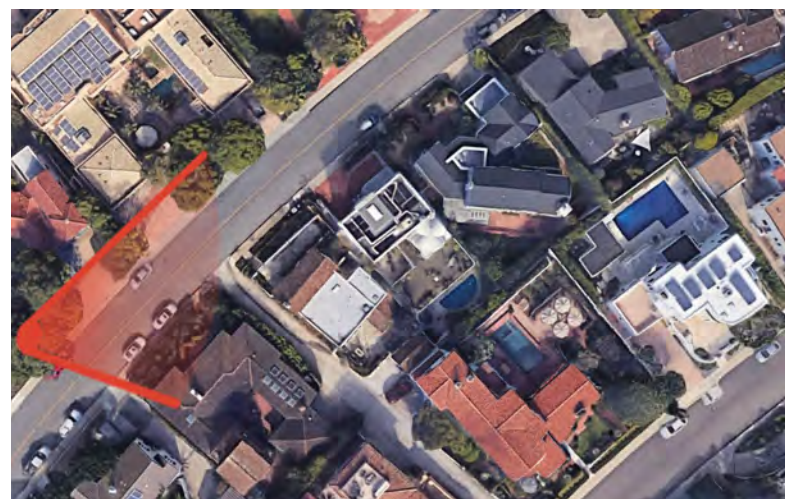


STREET ELEVATION
1/8" = 1'-0"

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NORTH FACING PERSPECTIVE
N.T.S.

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SOUTH FACING PERSPECTIVE
N.T.S.

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WEST ELEVATION
1/8" = 1' - 0"

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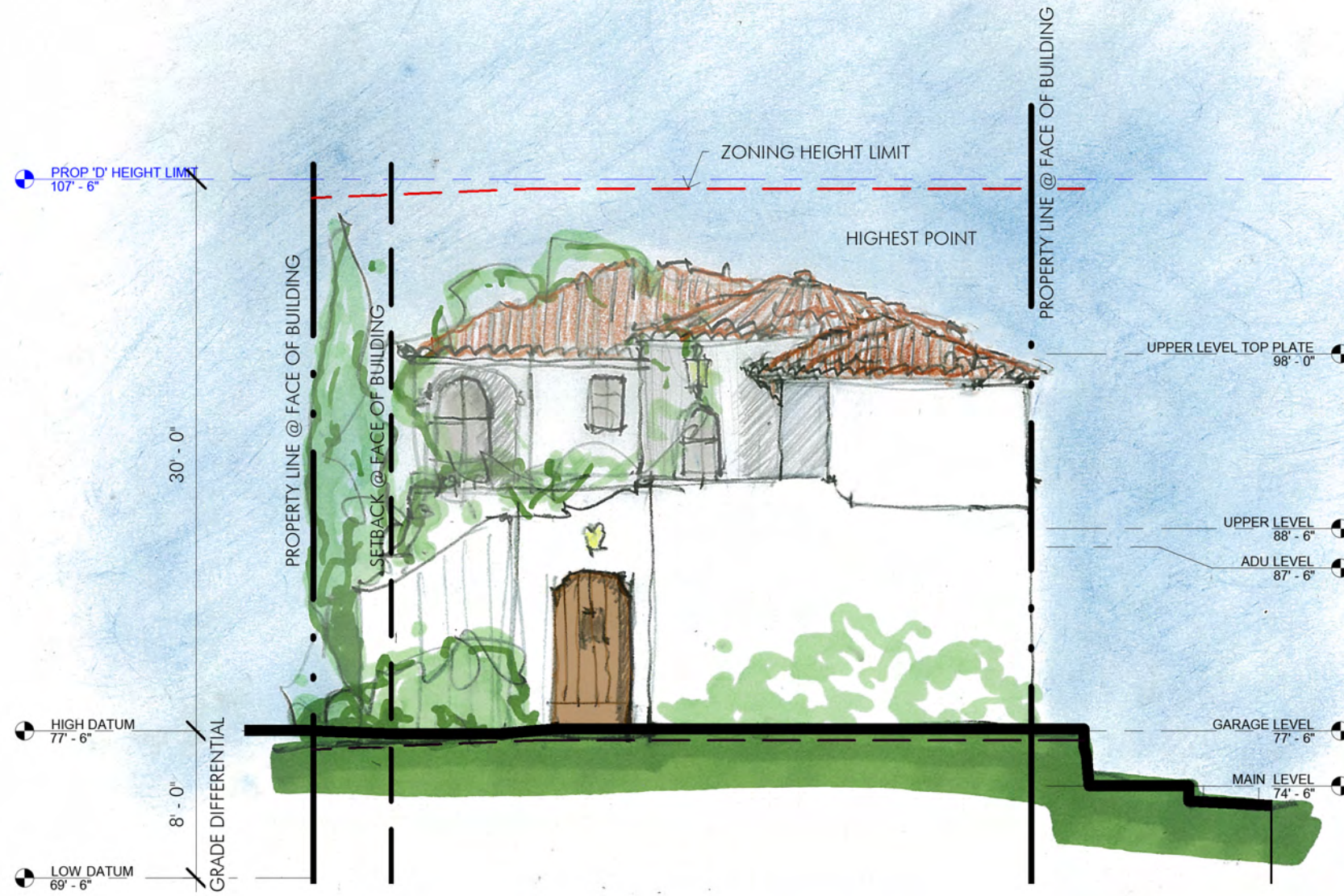
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NORTH ELEVATION
1/8" = 1'-0"

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EAST ELEVATION
1/8" = 1'-0"

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SOUTH ELEVATION
1/8" = 1'-0"

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ARCHITECTURAL & GARDEN CHARACTER



ARCHITECTURAL MATERIALS

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