

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):
PTS-0693529
- 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 2,924 s.f. SFR with 500 s.f. Garage and 302 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 SQ. FT.*
 - existing structure square footage and FAR (if applicable): *1,863 SQ. FT. / 0.42 FAR*
 - proposed square footage and FAR: *3,726 SQ. FT. / 0.84 FAR*
 - existing setbacks on all sides:
FYSB: 18'-0" / RYSB: 1'-3" / SYSB: 2'-10" (alley) and 0'-0" (interior)
 - proposed setbacks on all sides:
FYSB: 9'-0" / RYSB: 0'-0" / 4'-0" / SYSB: 3'-6" (alley) and 0'-0" / 3'-0" (interior)
 - height if greater than 1-story (above ground): *29'-11" (chimney) / 28'-4" (ridge)*

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): _____

- 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

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@san Diego.gov

Planning Department

9485 Aero Drive MS 413

San Diego CA 92123

619-235-5293

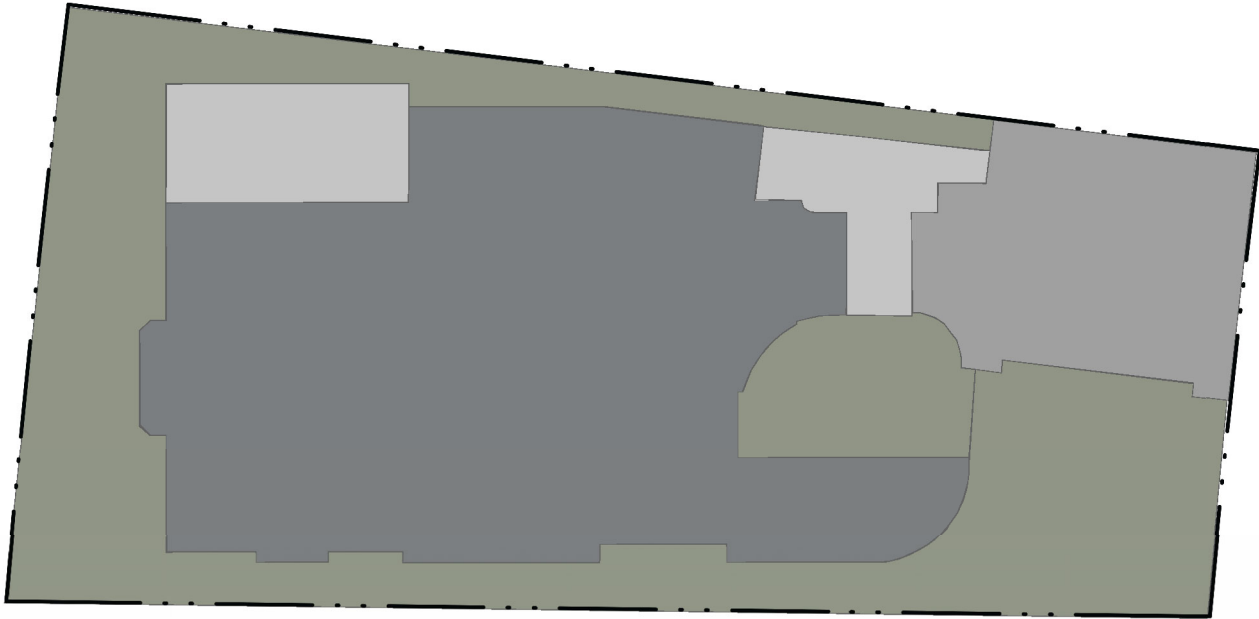


AERIAL VIEW OF SITE
1/8" = 1' -0"



1851 SPINDRIFT RESIDENCE

1851 SPINDRIFT DRIVE, LA JOLLA, CA 92037
Date: 07/16/2021



MAIN LEVEL AREA DIAGRAM

1/16" = 1'-0"



UPPER LEVEL AREA DIAGRAM

1/16" = 1'-0"

AREA DATA

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

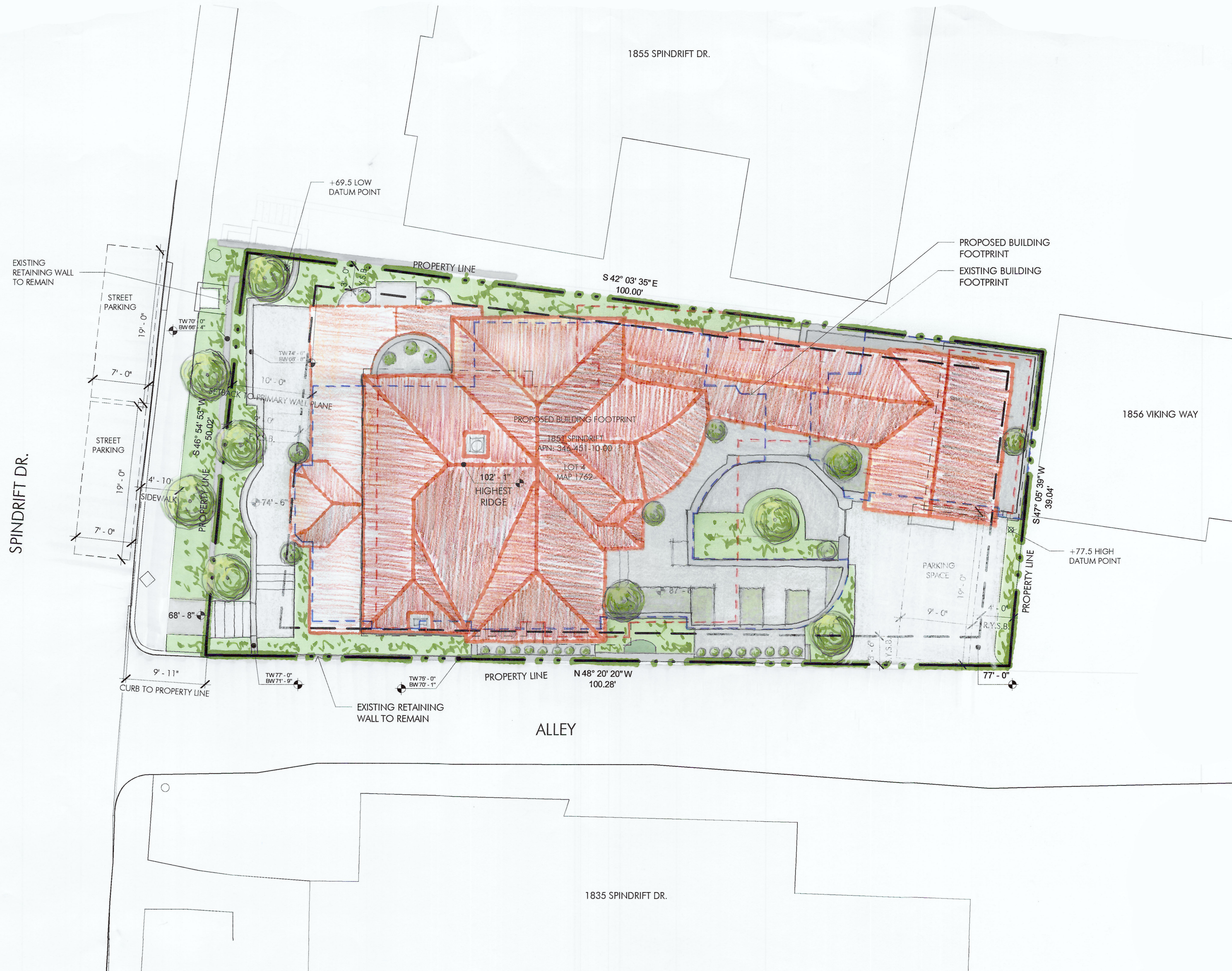
AREA	SQUARE FOOTAGE	PERCENTAGE
BUILDING FOOTPRINT	1,950 sf	44%
LANDSCAPE	1,536 sf	34%
HARDSCAPE	967 sf	22%
LOT TOTAL	4,453 sf	100%

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	9'-0" (Entry)	10'-0" (House)	Complies
ALLEY SIDE YARD		N/A	3'-6" (House)	18'-2" (Garage)	Complies
INTERIOR SIDE YARD		N/A	0'-0" (Garage)	3'-0" (House)	Complies
REAR YARD		N/A	0'-0" (Garage)	21'-2" (House)	Complies
LOT COVERAGE					
BUILDING FOOTPRINT		60% max	1,950 sf	44%	Complies
LANDSCAPE COVERAGE		30% min	1,536 sf	34%	Complies
HARDSCAPE COVERAGE		N/A	967 sf	22%	Complies
SQUARE FOOTAGE					
LOT AREA		N/A	4,453 sf		
PRIMARY DWELLING		N/A	2,924 sf	0.66 FAR	Complies
Main Level - 1,885 sf					
Upper Level - 1,039 sf					
DETACHED GARAGE		N/A	500 sf	0.11 FAR	Complies
DETACHED ADU		N/A	302 sf	0.07 FAR	Complies
Total Enclosed Square Footage		N/A	3,726 sf	0.84 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

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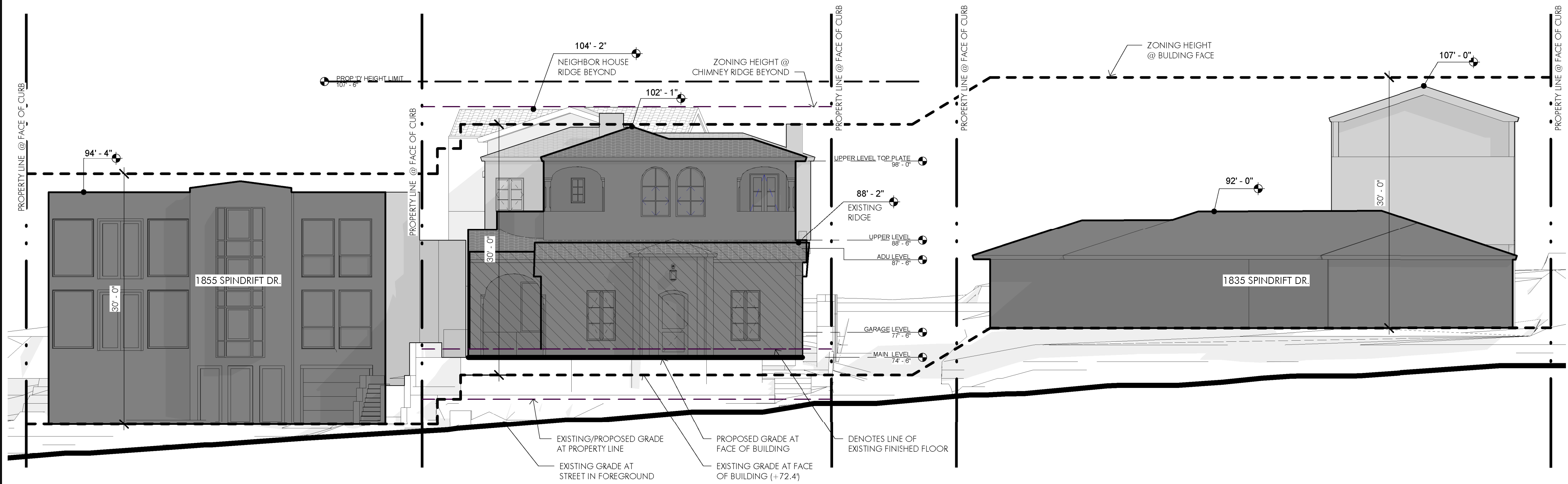


SITE PLAN
1/8" = 1'-0"

1851 SPINDRIFT RESIDENCE

1851 SPINDRIFT DRIVE, LA JOLLA, CA 92037

Date: 07/16/2021



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

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NORTH FACING PERSPECTIVE
N.T.S.

1851 SPINDRIFT RESIDENCE

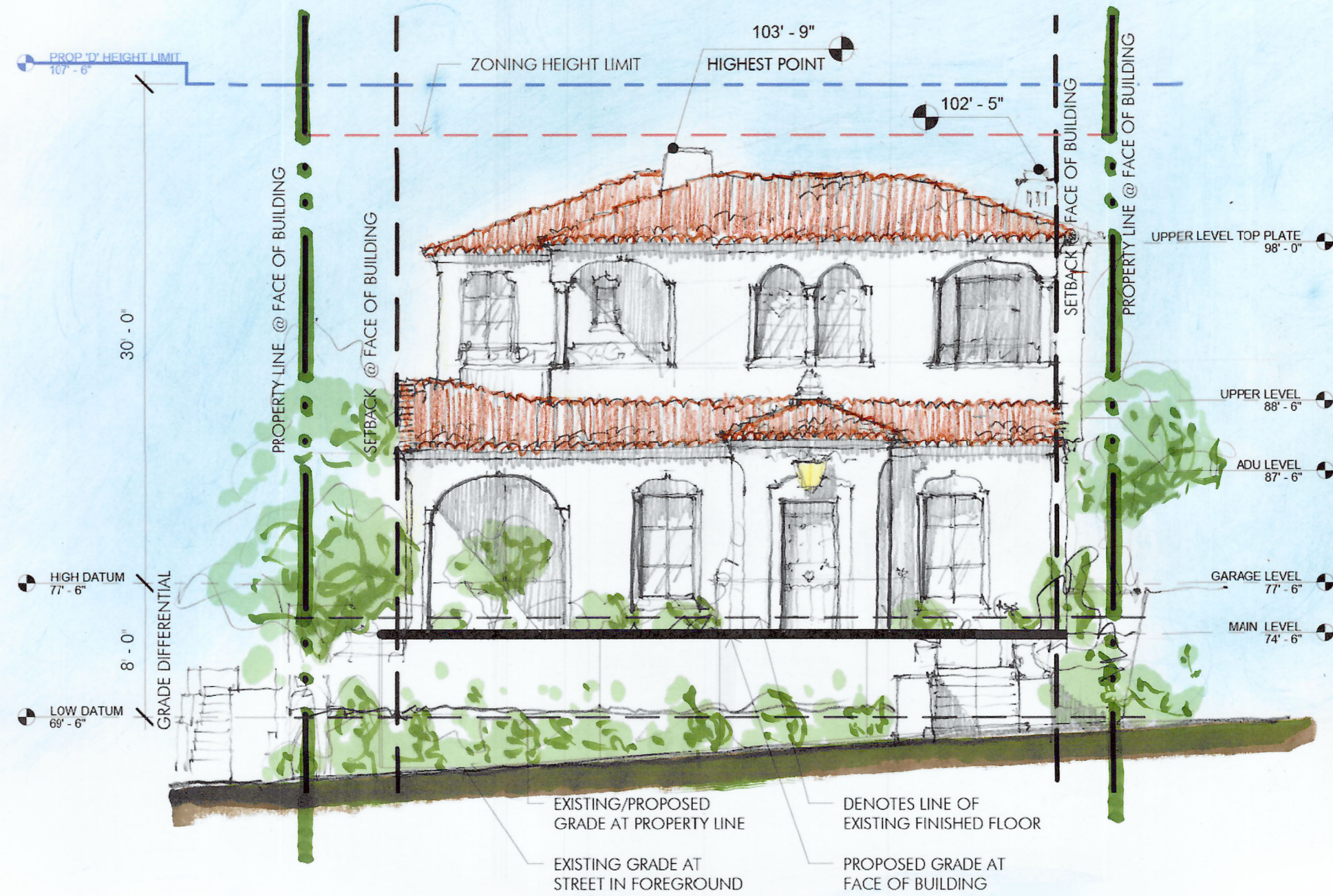
1851 SPINDRIFT DRIVE, LA JOLLA, CA 92037
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SOUTH FACING PERSPECTIVE
N.T.S.

1851 SPINDRIFT RESIDENCE

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

1851 SPINDRIFT RESIDENCE

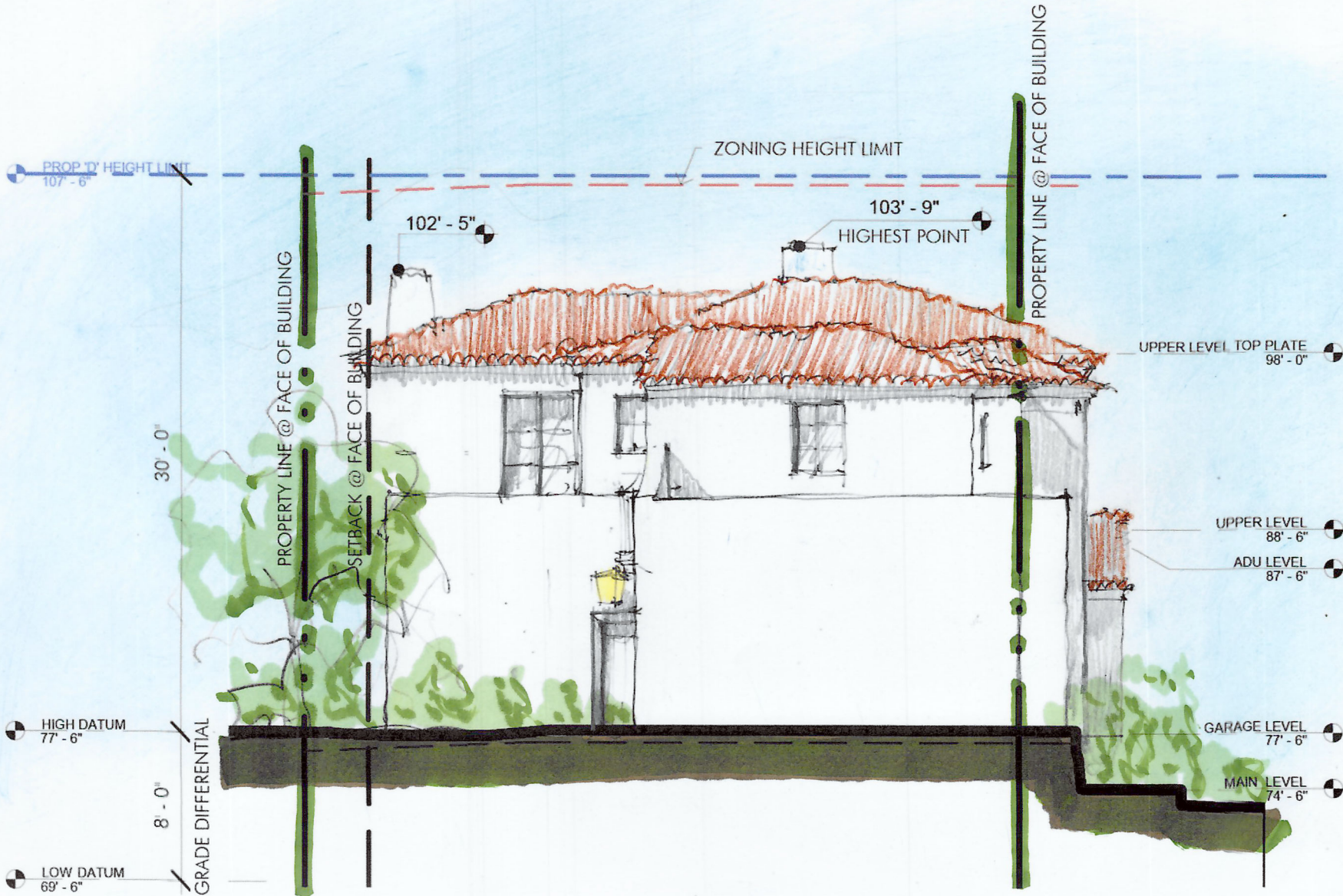
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NORTH ELEVATION
1/8" = 1' - 0"

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

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

1851 SPINDRIFT RESIDENCE

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ARCHITECTURAL & GARDEN CHARACTER



ARCHITECTURAL MATERIALS

1851 SPINDRIFT RESIDENCE

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