

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-1147772 Kaplan Addition
- Address and APN(s):
2255 Paseo Dorado, APN 346-372-0400
- Project contact name, phone, e-mail:
Eric Buchanan 619-204-8248, eric@oasis-ad.com
- Project description:
First and second floor addition to the existing one-story residence with attached 3-car garage. Interior remodel of kitchen, living room, laundry and powder bath.
- 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: 20,232 sf
 - existing structure square footage and FAR (if applicable): 5,492 SF = 0.27 FAR
 - proposed square footage and FAR: 7,651 SF = 0.38 FAR
 - existing and proposed setbacks on all sides: 25'-0" front, 25'-0" street side, 4'-0" interior side, 4'-0" rear
 - height if greater than 1-story (above ground): 29'-1"

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
City Planning Department
619-236-6173

KAPLAN RESIDENCE

VICINITY MAP:



SITE DATA

BUILDING ADDRESS
2255 PASEO DORADO
LA JOLLA, CA 92031

ASSESSORS PARCEL NUMBER
346-372-0400

LEGAL DESCRIPTION
LOT 5 MAP 003168

BUILDING OWNER
ANDREW KAPLAN

ZONE: LJSFD-0F
OVERLAYS: CITY COASTAL (N-APP-2) COASTAL HEIGHT LIMIT, PARKING IMPACT (BEACH IMPACT), TRANSIT AREA, PARKING STANDARDS TRANSIT PRIORITY AREA, TRANSIT PRIORITY AREA, AFFORDABLE HOUSING PARKING DEMAND (HIGH), PALEONTOLOGICAL SENSITIVITY AREA (LOW),

LOT SIZE: 20232 SF
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: (MAIN HOUSE) V-B NON-SPRINKLERED (POOL HOUSE) V-B SPRINKLED (NFPA 13D)

YEAR STRUCTURE WAS BUILT: 1955

| | |
|-----------------------------------|-----------------|
| EXISTING MAIN HOUSE AREA: | 3,887 SF |
| EXISTING GARAGE AREA: | 841 SF |
| EXISTING POOL HOUSE AREA: | 764 SF |
| PROPOSED 1ST FLOOR ADDITION AREA: | 255 SF |
| PROPOSED 2ND FLOOR ADDITION AREA: | 1,904 SF |
| TOTAL BUILDING AREA: | 7,651 SF |

PROPOSED FAR: 0.38

MAX COVERAGE: 60%
PROPOSED COVERAGE: 28%

| | |
|------------------------------|----------|
| TOTAL LIVING AREA ADDITION: | 2,159 SF |
| TOTAL INTERIOR REMODEL AREA: | 1,241 SF |
| TOTAL BALCONY/TERRACE AREA: | 227 SF |

HEIGHT LIMIT: 30'-0" COASTAL REQUIREMENT

GEOLOGIC HAZARD CATEGORY: 52
SEISMIC ZONE: 4
CLIMATE ZONE: 1

PROJECT TO COMPLY WITH THE FOLLOWING BUILDING CODES:

2022 CA RESIDENTIAL CODE
2022 CA BUILDING CODE
2022 CA ELECTRICAL CODE
2022 CA PLUMBING CODE
2022 CA MECHANICAL CODE
2022 CA FIRE CODE
2022 CA GREEN BUILDING CODE

PROJECT TEAM:

OWNER
ANDREW KAPLAN
2255 PASEO DORADO
LA JOLLA, CA 92031

ARCHITECT
OASIS ARCHITECTURE & DESIGN
1015 TURQUOISE STREET
SUITE 2
SAN DIEGO, CA 92109
TEL: (858) 273-5632
CONTACT: MARK MORRIS

SCOPE OF WORK

FIRST AND SECOND FLOOR ADDITION TO THE EXISTING ONE-STORY RESIDENCE WITH ATTACHED 3-CAR GARAGE. INTERIOR REMODEL OF KITCHEN, LIVING ROOM, LAUNDRY AND POWDER BATH.

SHEET INDEX:

TS TITLE SHEET

ARCHITECTURAL

A-1.0 SITE PLAN
A-2.1 DEMOLITION PLAN
A-3.1 MAIN HOUSE 1ST FLOOR PLAN
A-3.2 MAIN HOUSE 2ND FLOOR PLAN
A-4.1 MAIN HOUSE ROOF PLAN
A-5.1 MAIN HOUSE ELEVATIONS
A-5.2 MAIN HOUSE ELEVATIONS

KAPLAN RESIDENCE
2255 PASEO DORADO
LA JOLLA, CA 92031

| | |
|----|--------------------------------------|
| 1. | PRELIMINARY REVIEW SET 10/29/2025 |
| 2. | |
| 3. | |
| 4. | |



OASIS
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&
DESIGN, INC.

858-273-5632

1015 TURQUOISE ST.
SUITE 2
SAN DIEGO, CA
92109

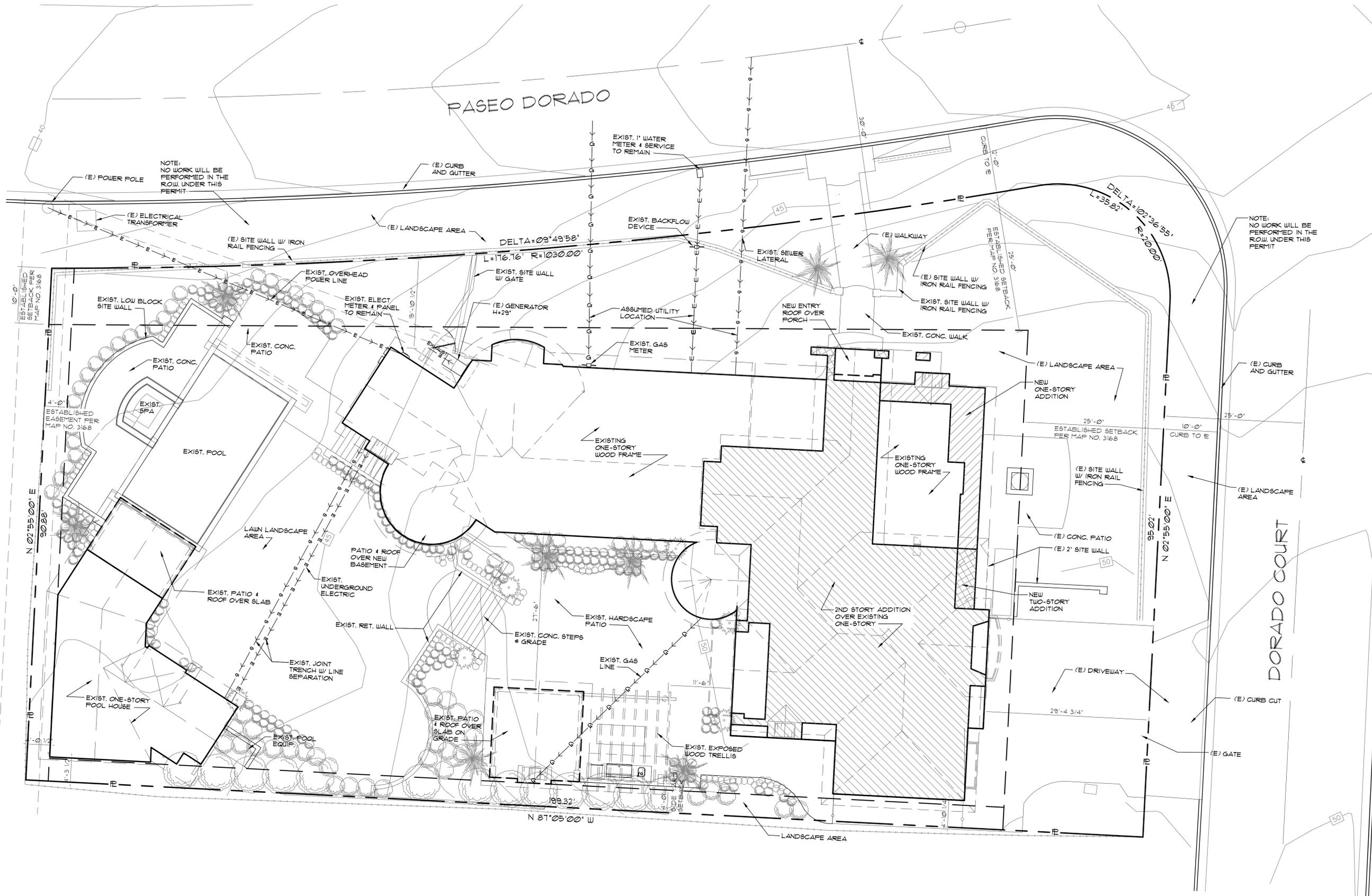
THIS DRAWING, AS INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ARCHITECT.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

| | |
|------------------|-------------------|
| DRAWN BY LAH | CHECKED BY MCM |
| DATE 10/29/25 | JOB NO. 2502 |

TITLE SHEET

TS



KAPLAN RESIDENCE
 2255 PASEO DORADO
 LA JOLLA, CA 92031

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SITE PLAN

A-1.0

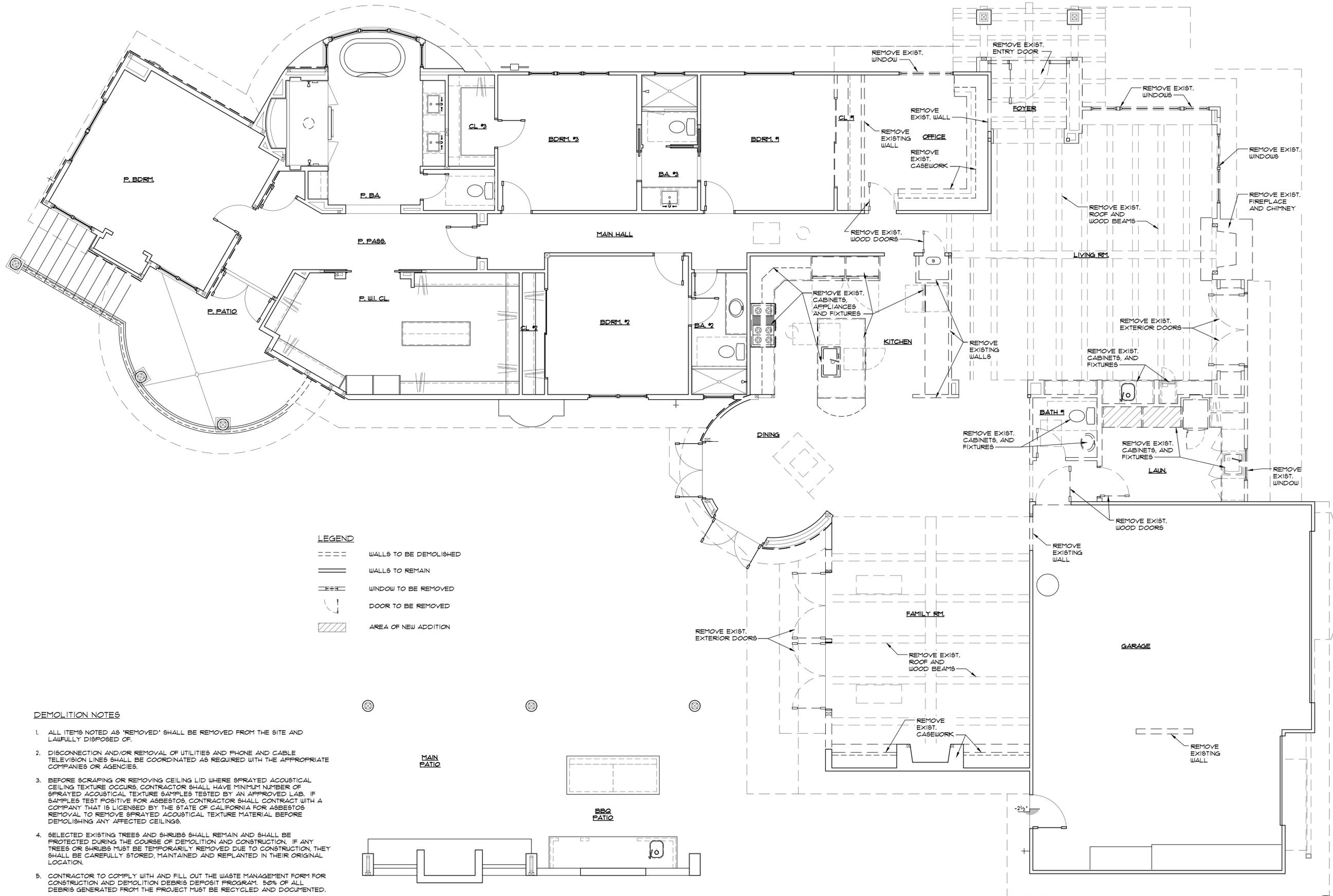
BUILDING ADDRESS
 2255 PASEO DORADO
 LA JOLLA, CA 92031

LEGAL DESCRIPTION
 LOT 5, MAP 3168
 APN: 346-372-0400

1 SITE PLAN
 A-10



1/8" = 1'-0"



DEMOLITION NOTES

1. ALL ITEMS NOTED AS "REMOVED" SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OF.
2. DISCONNECTION AND/OR REMOVAL OF UTILITIES AND PHONE AND CABLE TELEVISION LINES SHALL BE COORDINATED AS REQUIRED WITH THE APPROPRIATE COMPANIES OR AGENCIES.
3. BEFORE SCRAPING OR REMOVING CEILING LID WHERE SPRAYED ACOUSTICAL CEILING TEXTURE OCCURS, CONTRACTOR SHALL HAVE MINIMUM NUMBER OF SPRAYED ACOUSTICAL TEXTURE SAMPLES TESTED BY AN APPROVED LAB. IF SAMPLES TEST POSITIVE FOR ASBESTOS, CONTRACTOR SHALL CONTRACT WITH A COMPANY THAT IS LICENSED BY THE STATE OF CALIFORNIA FOR ASBESTOS REMOVAL TO REMOVE SPRAYED ACOUSTICAL TEXTURE MATERIAL BEFORE DEMOLISHING ANY AFFECTED CEILINGS.
4. SELECTED EXISTING TREES AND SHRUBS SHALL REMAIN AND SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION AND CONSTRUCTION. IF ANY TREES OR SHRUBS MUST BE TEMPORARILY REMOVED DUE TO CONSTRUCTION, THEY SHALL BE CAREFULLY STORED, MAINTAINED AND REPLANTED IN THEIR ORIGINAL LOCATION.
5. CONTRACTOR TO COMPLY WITH AND FILL OUT THE WASTE MANAGEMENT FORM FOR CONSTRUCTION AND DEMOLITION DEBRIS DEPOSIT PROGRAM. 50% OF ALL DEBRIS GENERATED FROM THE PROJECT MUST BE RECYCLED AND DOCUMENTED.

KAPLAN RESIDENCE
 2255 PASEO DORADO
 LA JOLLA, CA 92037

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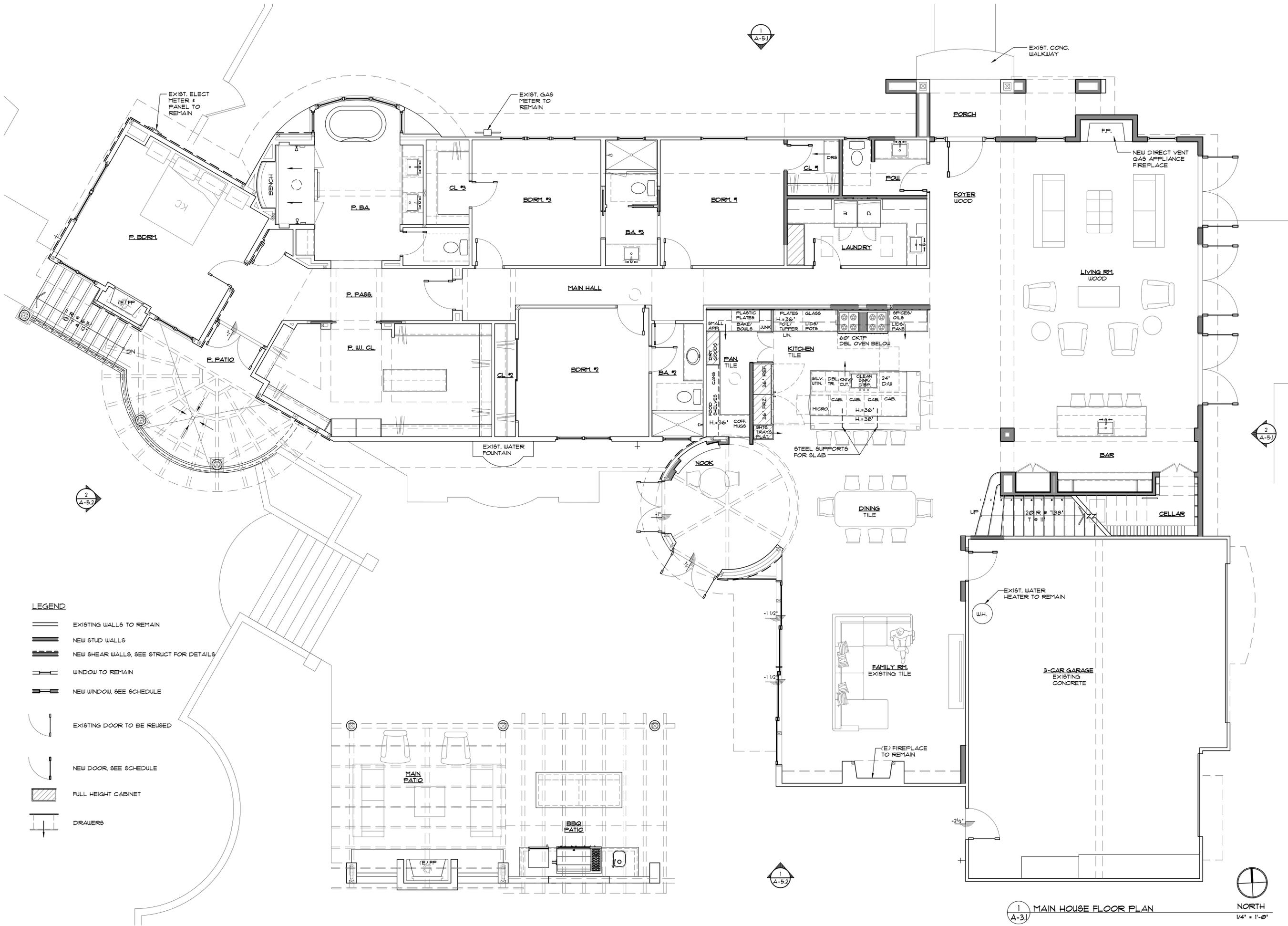
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DEMO PLAN

A-2.1



- LEGEND**
- EXISTING WALLS TO REMAIN
 - NEW STUD WALLS
 - NEW SHEAR WALLS, SEE STRUCT FOR DETAILS
 - WINDOW TO REMAIN
 - NEW WINDOW, SEE SCHEDULE
 - EXISTING DOOR TO BE REUSED
 - NEW DOOR, SEE SCHEDULE
 - FULL HEIGHT CABINET
 - DRAWERS

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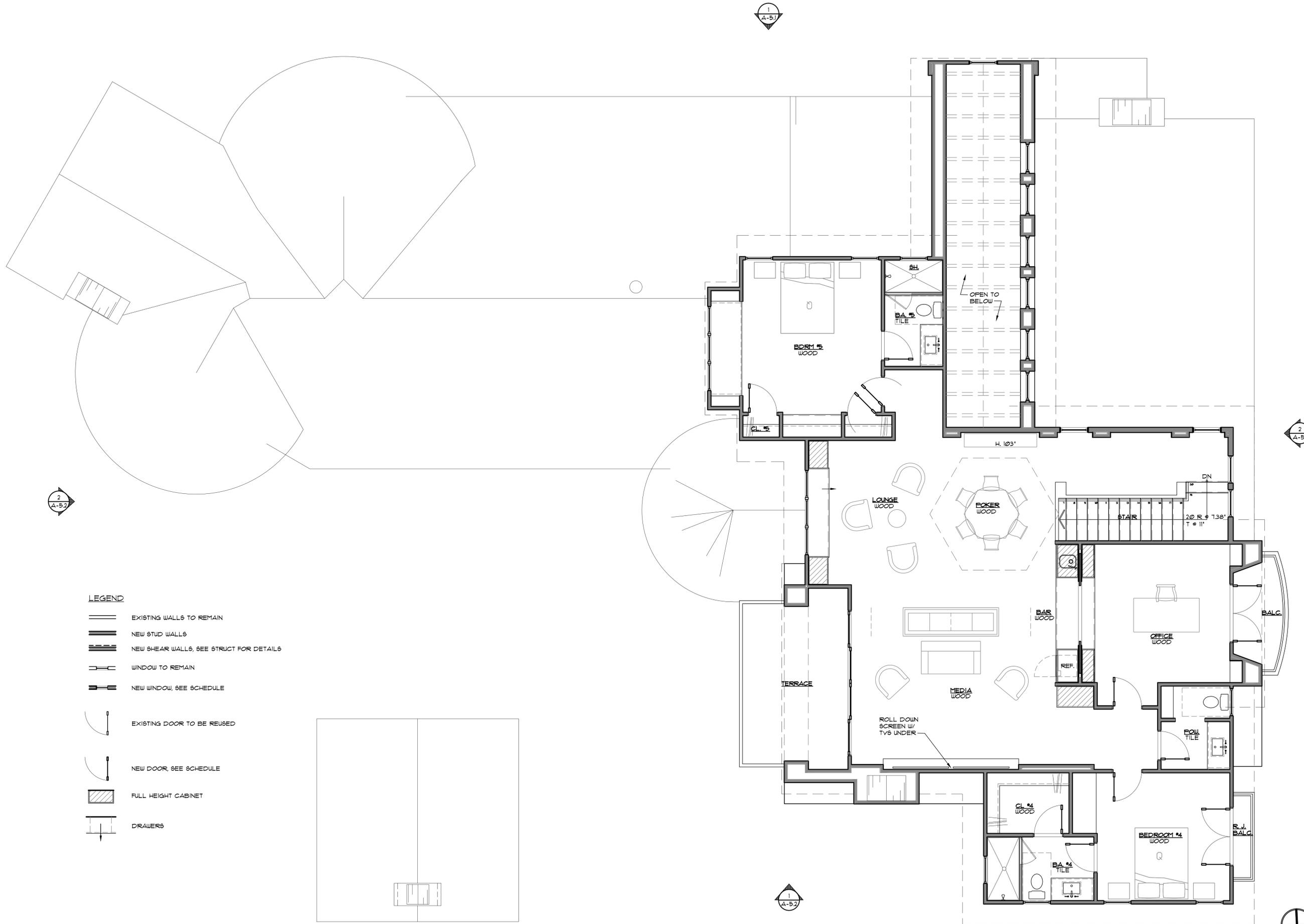
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| LAH | MCM |
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| 10/29/25 | 2502 |

FLOOR PLANS

A-3.1

1 MAIN HOUSE FLOOR PLAN





LEGEND

- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW SHEAR WALLS, SEE STRUCT FOR DETAILS
- WINDOW TO REMAIN
- NEW WINDOW, SEE SCHEDULE
- EXISTING DOOR TO BE REUSED
- NEW DOOR, SEE SCHEDULE
- FULL HEIGHT CABINET
- DRAWERS

KAPLAN RESIDENCE
2255 PASEO DORADO
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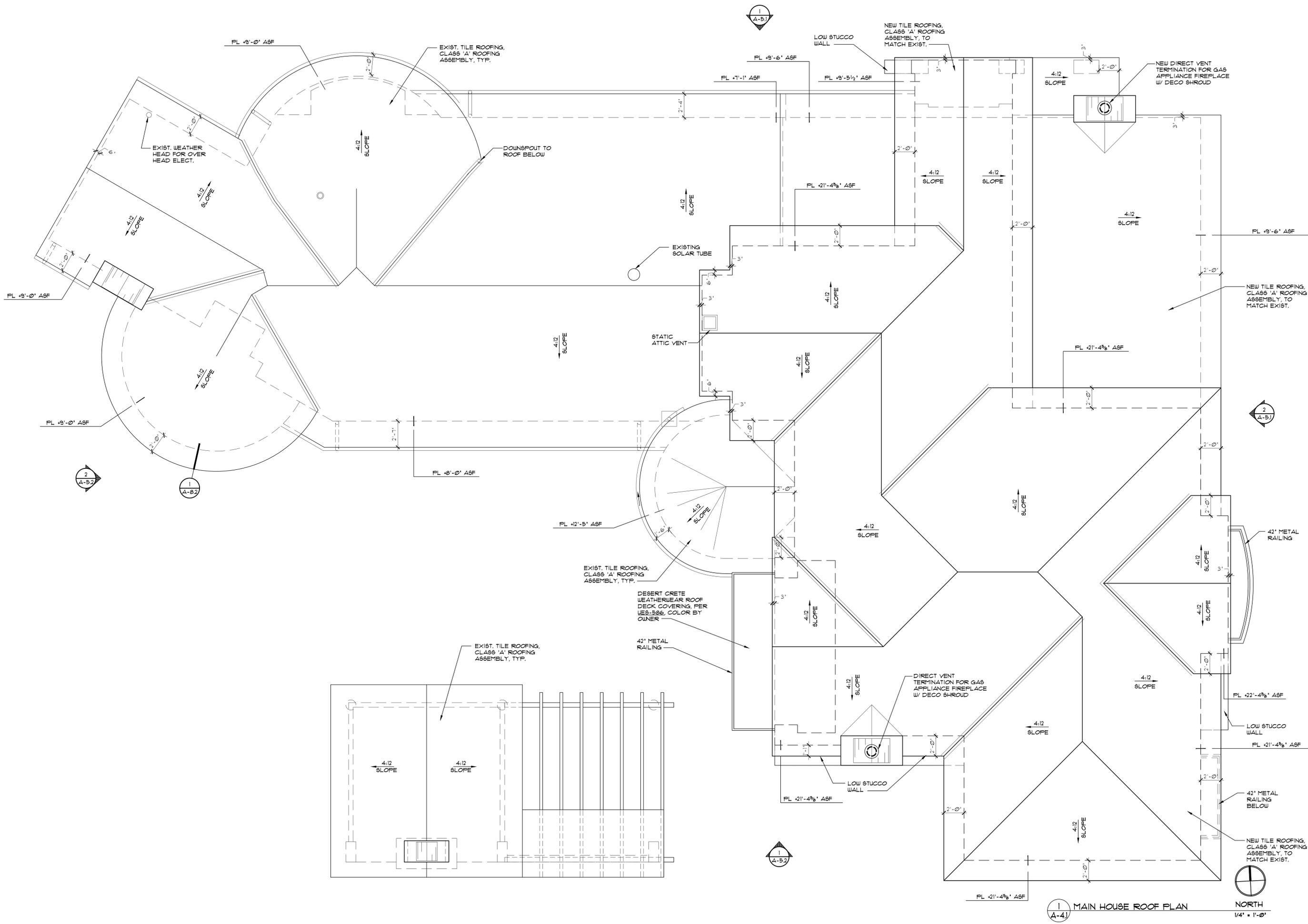
FLOOR PLANS

A-3.2

1 SECOND FLOOR PLAN



1/4" = 1'-0"



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 2255 PASEO DORADO
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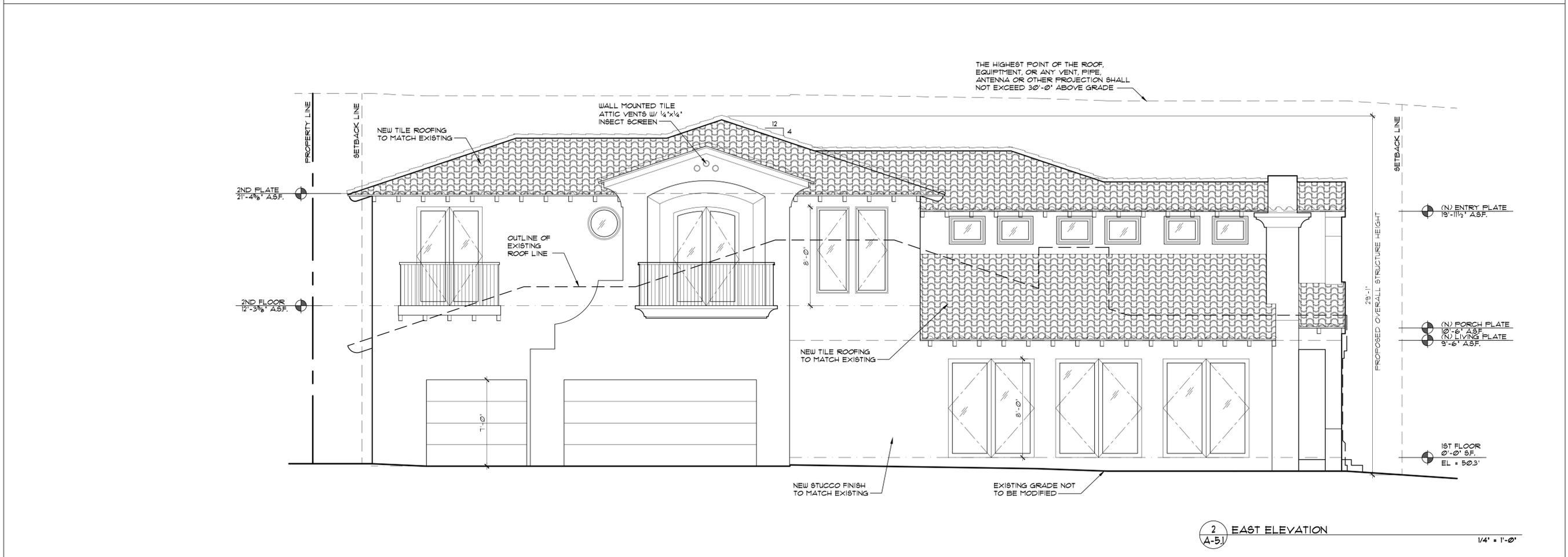
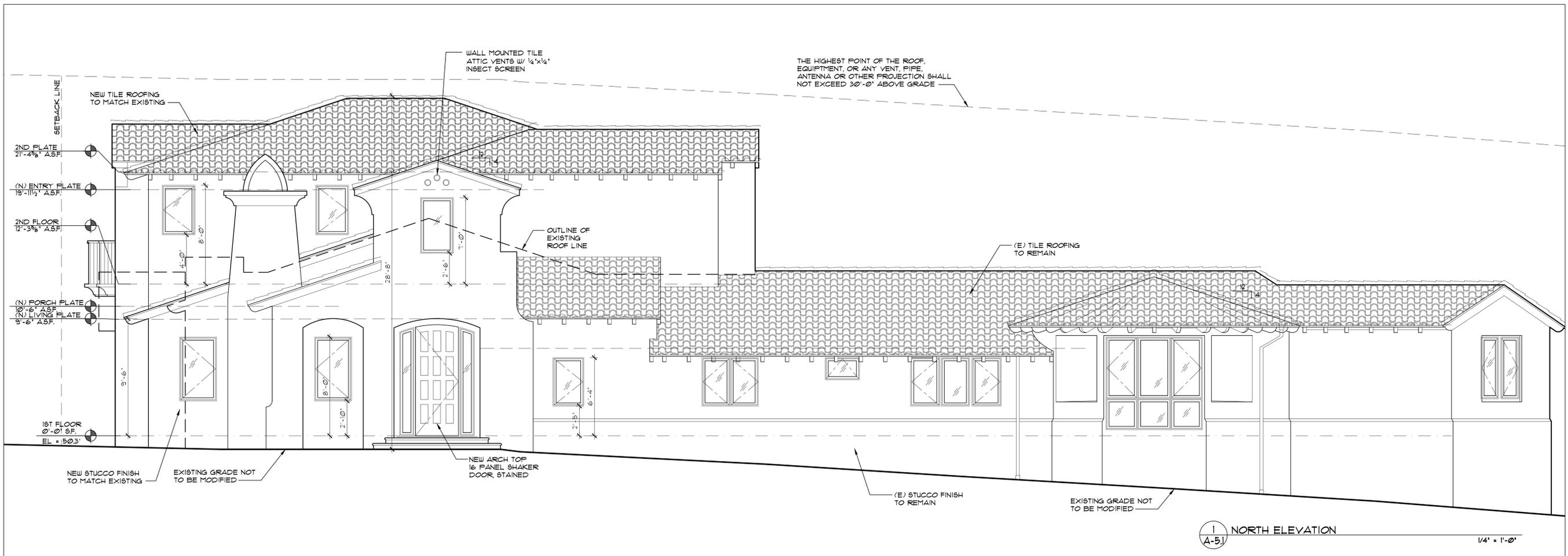
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ROOF PLAN

A-4.1

1-A-41 MAIN HOUSE ROOF PLAN
 1/4" = 1'-0"



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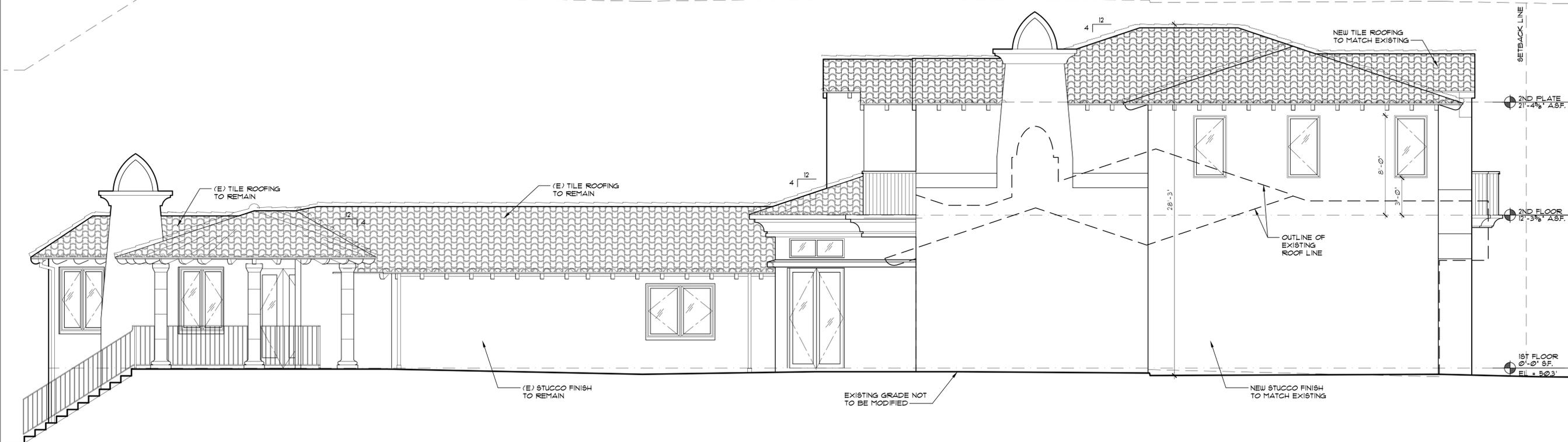
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ELEVATIONS

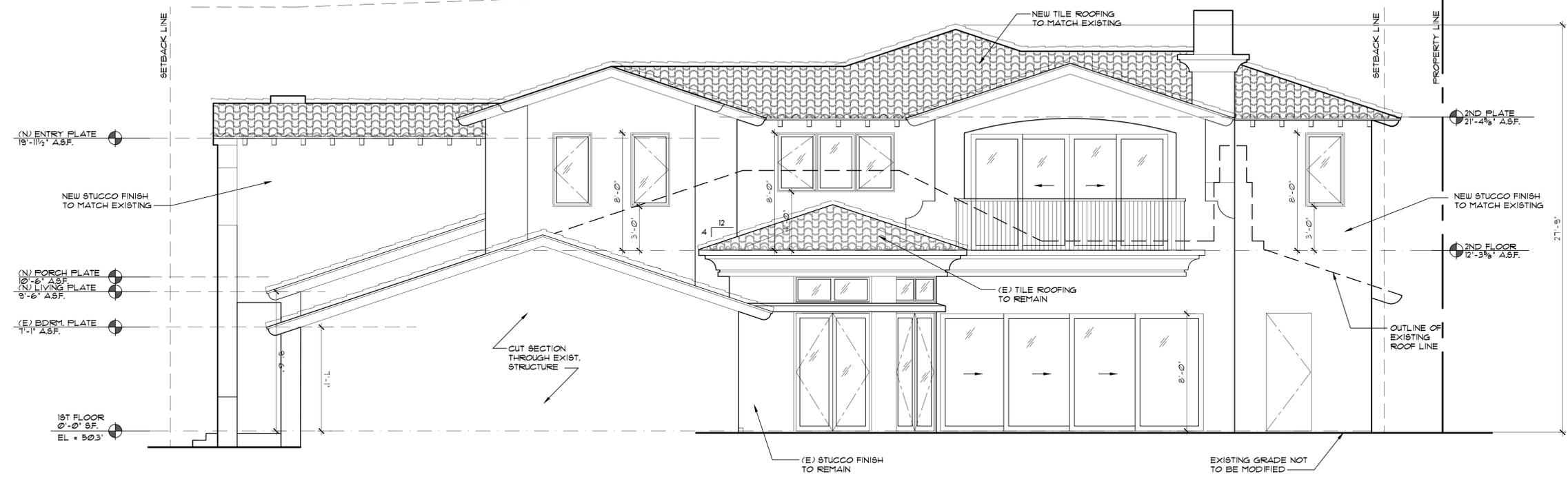
A-5.1

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE



1 SOUTH ELEVATION
1/4" = 1'-0"

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE



2 WEST ELEVATION
1/4" = 1'-0"

KAPLAN RESIDENCE
2255 PASEO DORADO
LA JOLLA, CA 92037

1. PRELIMINARY REVIEW SET
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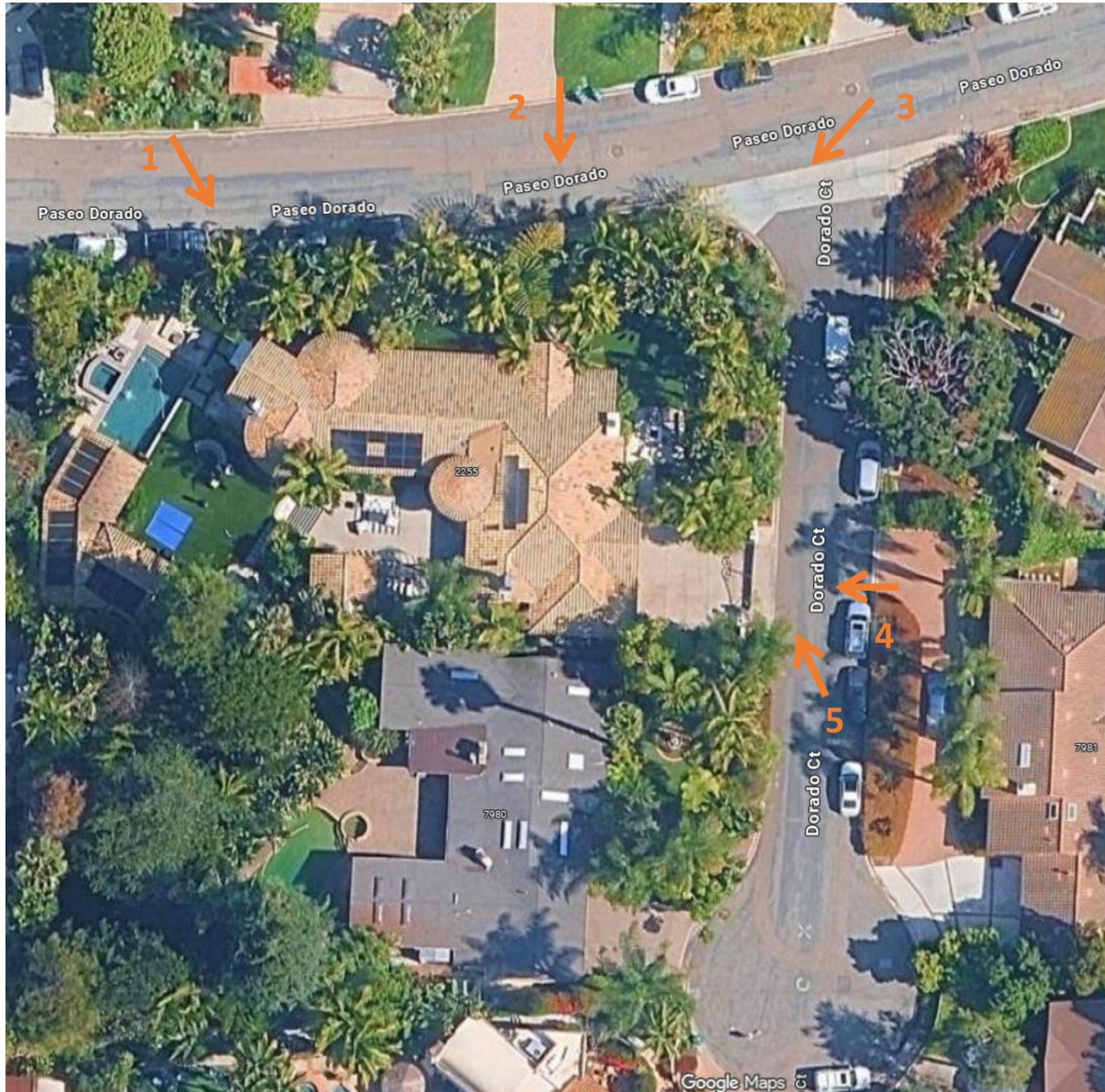
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ELEVATIONS

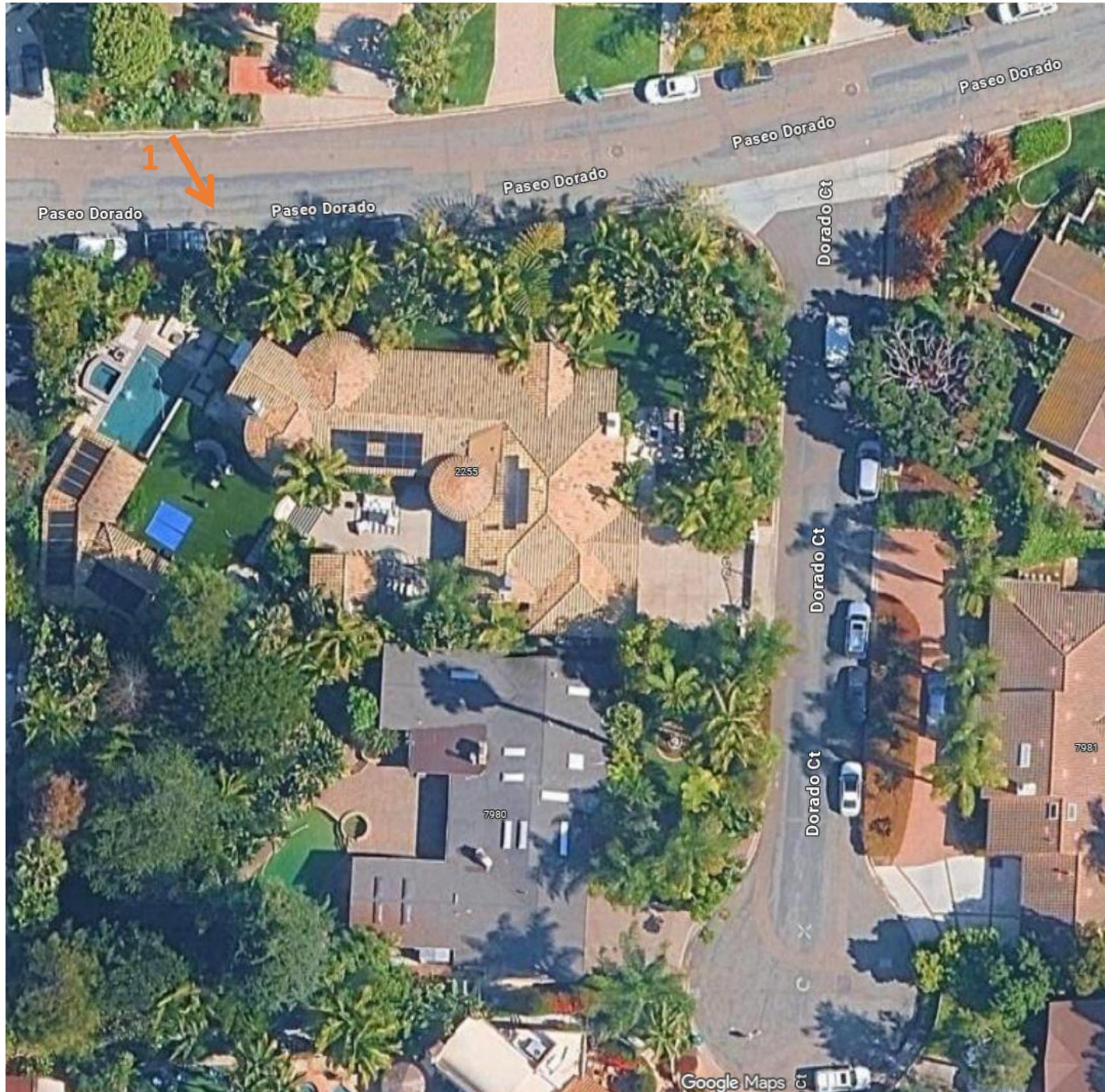
A-5.2



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: MAP VIEW-ALL
DATE: 11/05/25

KAPLAN RESIDENCE



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: MAP VIEW
DATE: 11/05/25

KAPLAN RESIDENCE



1



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: BEDROOM SIDE ORIGINAL VIEW
DATE: 11/05/25

KAPLAN RESIDENCE



GREEN: ADDITION

RED: EXISTING

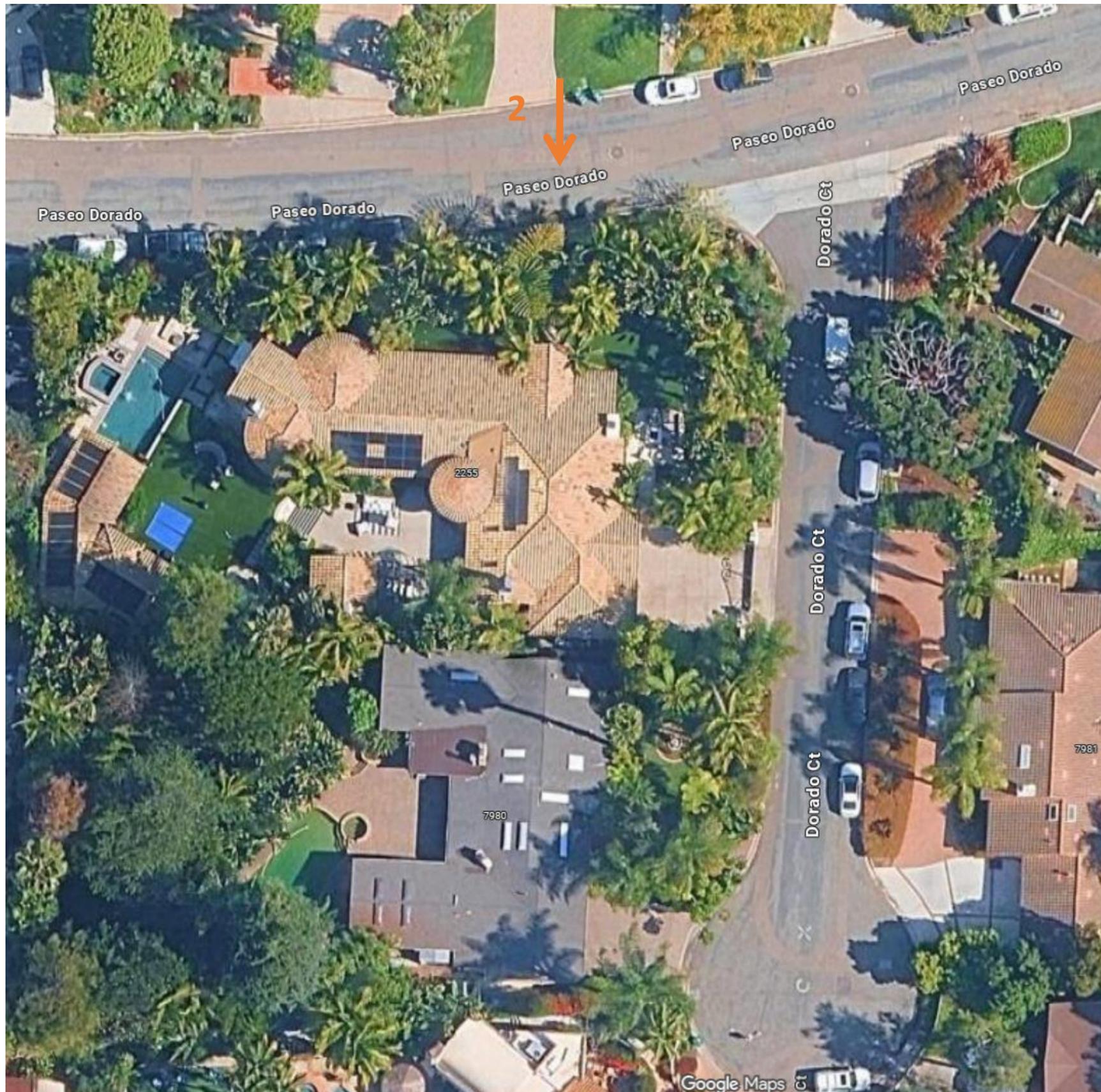
1



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: BEDROOM SIDE OUTLINED VIEW
DATE: 11/05/25

KAPLAN RESIDENCE



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: MAP VIEW
DATE: 11/05/25

KAPLAN RESIDENCE



2



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: ENTRY ORIGINAL VIEW
DATE: 11/05/25

KAPLAN RESIDENCE



GREEN: ADDITION

RED: EXISTING

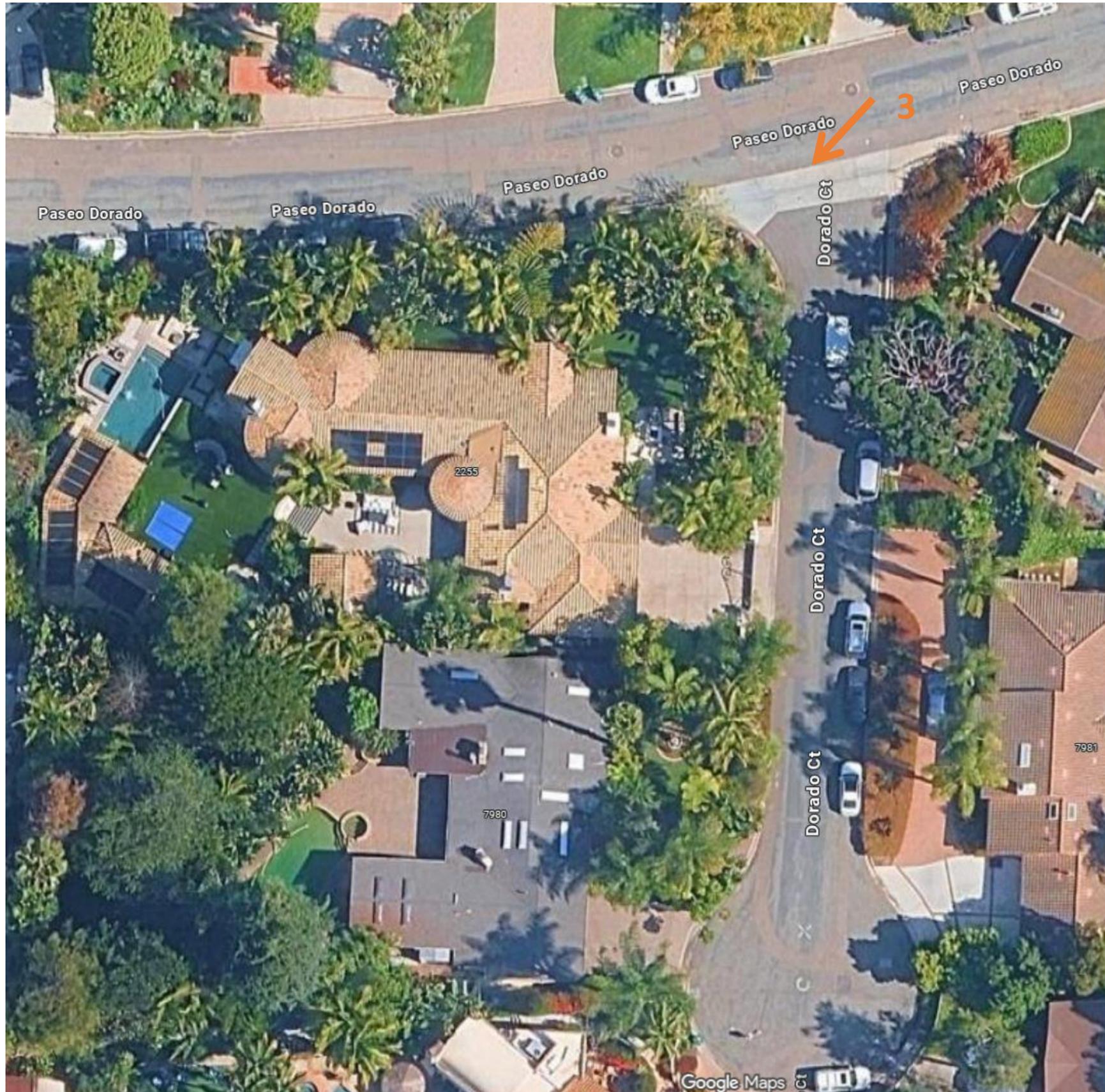
2



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: ENTRY OUTLINED VIEW
DATE: 11/05/25

KAPLAN RESIDENCE



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: MAP VIEW
DATE: 11/05/25

KAPLAN RESIDENCE



3



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: CORNER ORIGINAL VIEW
DATE: 11/05/25

KAPLAN RESIDENCE

GREEN: ADDITION

RED: EXISTING



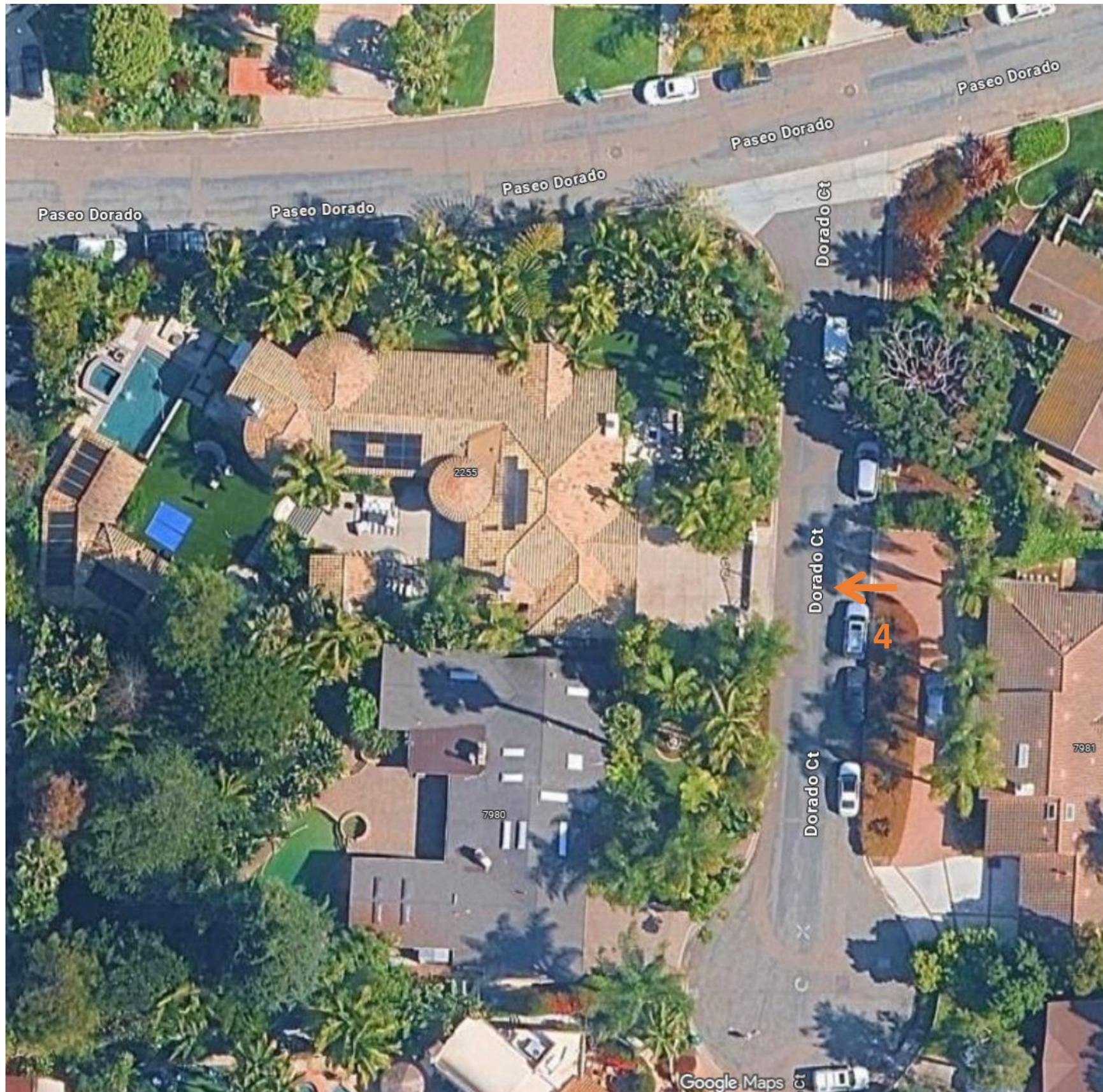
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OASIS ARCHITECTURE & DESIGN, INC.

TITLE: CORNER OUTLINED VIEW
DATE: 11/05/25

KAPLAN RESIDENCE



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: MAP VIEW
DATE: 11/05/25

KAPLAN RESIDENCE



4



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: NEIGHBOR GARAGE ORIGINAL VIEW
DATE: 11/05/25

KAPLAN RESIDENCE



GREEN: ADDITION

RED: EXISTING

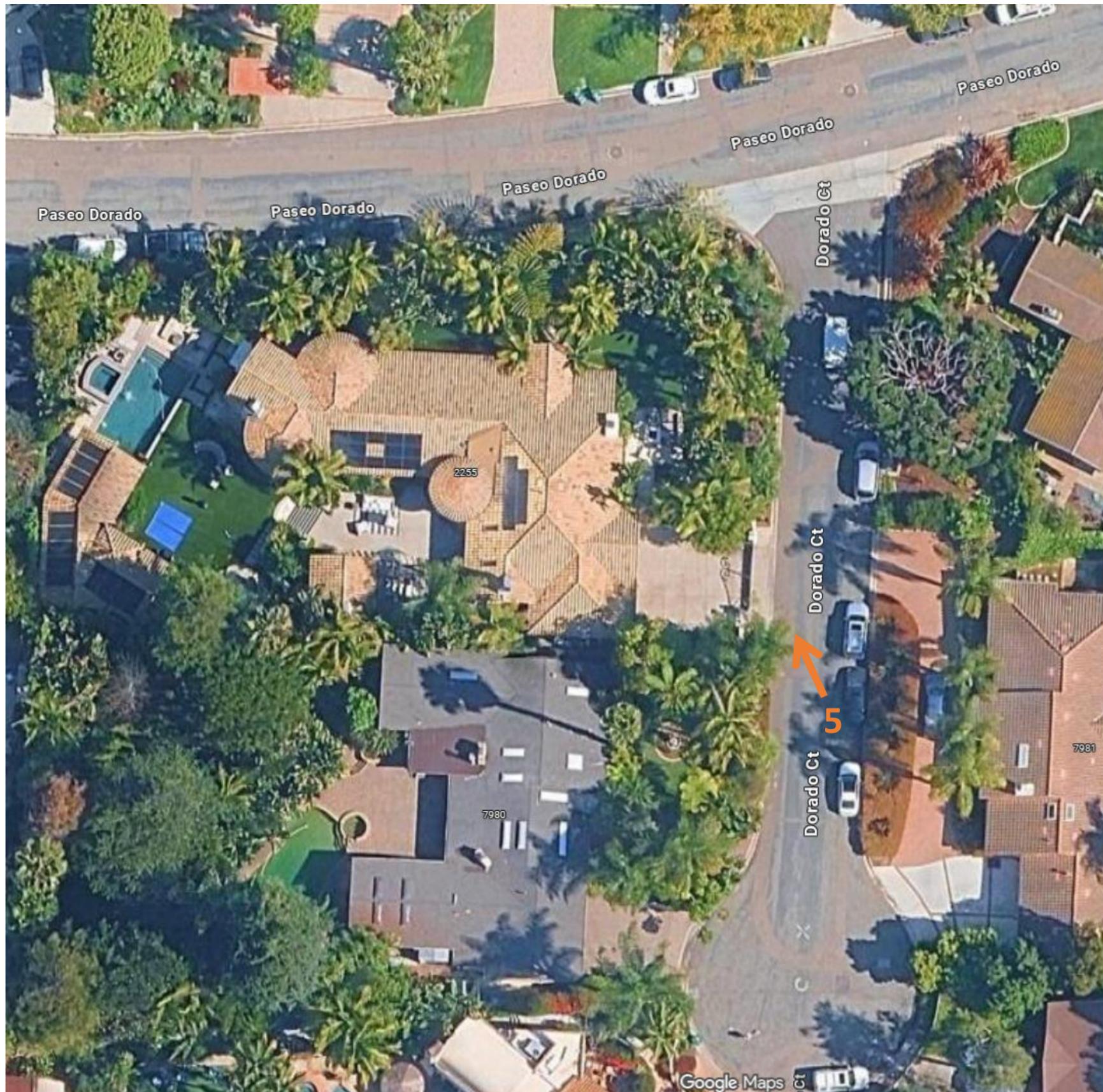
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OASIS ARCHITECTURE & DESIGN, INC.

TITLE: NEIGHBOR GARAGE OUTLINED VIEW
DATE: 11/05/25

KAPLAN RESIDENCE



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: MAP VIEW
DATE: 11/05/25

KAPLAN RESIDENCE



5



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: SIDE GARAGE ORIGINAL VIEW
DATE: 11/05/25

KAPLAN RESIDENCE



GREEN: ADDITION

RED: EXISTING

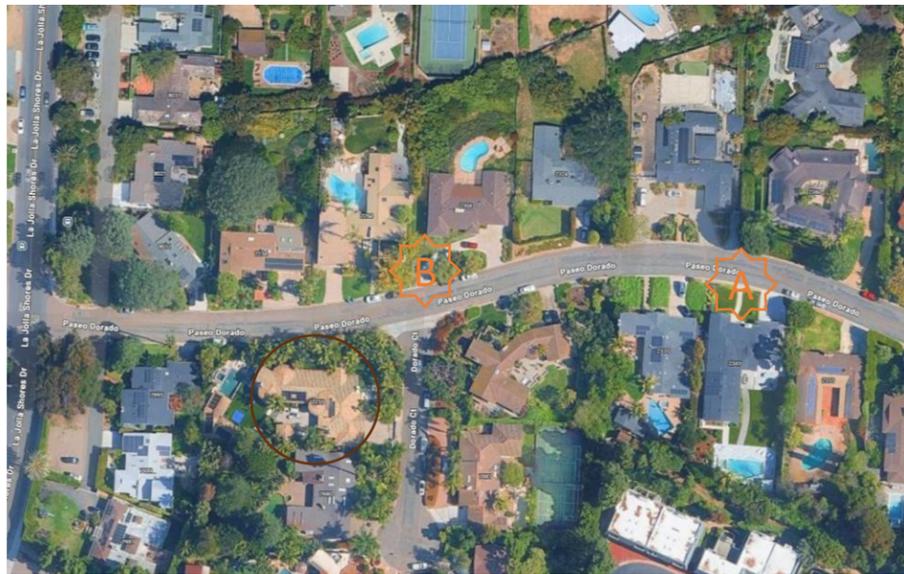
5



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: SIDE GARAGE OUTLINED VIEW
DATE: 11/05/25

KAPLAN RESIDENCE



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: NEIGHBOR'S VIEWS
DATE: 11/05/25

KAPLAN RESIDENCE



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: NEIGHBOR'S VIEWS
DATE: 11/05/25

KAPLAN RESIDENCE



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: NEIGHBOR'S VIEWS
DATE: 11/05/25

KAPLAN RESIDENCE



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

Project Address 2255 Paseo Dorado
San Diego, CA 92037

Project Type Preliminary Review

Primary Contact ERIC BUCHANAN
ERIC@OASIS-AD.COM

Instructions

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

Other

DSD-Planning Review

Jose Vergara
jvergara@sandiego.gov

[[Comment 00001](#) | [Page](#) | [Open](#)]

Prelim Info

Preliminary Reviews are designed to respond to specific submitted questions regarding a potential project and to identify major issues with the project. The absence of any information not addressed within the course of this review should not be construed as approval of any aspect of your project. This Preliminary Review is not a comprehensive plan review, nor is it intended to replace the services provided by design professionals. A complete review of the project will only be conducted when a complete set of plans is submitted as a part of the formal application. [Info Only]

Although it is the intent of this Preliminary Review to aid you in the development of your project, it is ultimately the applicant's responsibility to ensure compliance with all applicable laws, governing policies, and regulations including information that may not have been addressed in this review. [Info Only]

The applicant is responsible for knowing and understanding the governing policies and regulations applicable to the proposed development, and the City is not liable for any damages or loss resulting from any actual or alleged failure to inform the applicant of any laws or regulations that may be applicable to proposed development. [Info Only]

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Site Info and Scope

[For reference only]

The subject site is located at 2255 Paseo Dorado, San Diego, CA 92037, APN: 346-372-0400, in the LJSPD-SF zone, within the La Jolla Community Plan Area.

The subject site is located within the following Overlay Zones:



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- Coastal Height Limit Overlay Zone-30'
- Coastal Overlay Zone: N-APP-2
- Transit Area Overlay Zone
- Parking Standards Transit Priority Area
- Transit Priority Area

The proposed project consists of a first-story addition and the construction of a second story to an existing one-story single-family dwelling. The scope includes a 255-square-foot addition at the first level and a 1,904-square-foot second-story addition. The site comprises a 20,232-square-foot parcel with an existing 5,492-square-foot development unit (DU), which includes the residence, garage, and pool house.

The project requests confirmation that the proposed development is eligible for ministerial processing as it is located on a previously developed lot within the LJSPD-SF zoning district.

[Information Only-No response required]

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Questions & Responses

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Q.1. Request a determination from the Planning Department for an addition that is minor in scope and be processed in accordance with a Process One (building permit approval).

The project proposes a 255-square-foot addition to the first floor and the construction of a new 1,904-square-foot second story.

Pursuant to section 1510.0201(d)(1),

(1) The City Manager may determine that a development is minor in scope and may be decided in accordance with a Process One, without receiving a recommendation or comments from the Advisory Board. The City Manager may determine that the following types of development are minor in scope:

(A) Applications for improvements, additions, or alterations that increase the existing floor area by 10 percent or less; or

**The site is shown as 3,887sf (SDU), + 841sf (garage), + 764sf (pool house)= 5,492sf.
(5,492sf x 10%) The existing floor area times 10 percent equals 549.2sf.**

Because the proposed project exceeds the 10 percent floor area increase threshold, it does not qualify for ministerial approval. Accordingly, the project is subject to a Site Development Permit processed under Process Three in accordance with the La Jolla Shores Planned District regulations.

Pursuant to section 1510.0201, a La Jolla Shores Planned District Permit may be approved, conditionally approved, or denied by a Hearing Officer, in accordance with Process Three, after receiving written recommendations or comments from the Advisory Board. The decision of the Hearing Officer may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506. Applications for Planned Development Permits shall be processed in accordance with Land Development Code Chapter 11 (Land Development Procedures) and Chapter 12 (Land Development Reviews). Action by the Hearing Officer on applications, other than those for Planned Development Permits, shall follow a written decision by the Advisory Board and shall include a statement that the Hearing Officer finds that the development does or does not conform to the regulations contained herein. If the Hearing Officer determines that the proposed development does not conform to the regulations within the La Jolla Shores Planned District, the specific facts on which that determination is based shall be included in the Hearing Officer's written decision.



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Additionally, the proposed second story does not seem to comply with the bulk and massing requirements of the La Jolla Shores Planned District.

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In accordance with section 1510.0201, projects that increase floor area by over 10 percent will require input from the La Jolla Shores Advisory Board before City staff makes a determination. The Advisory Board's recommendations will be considered by City staff in the final determination. The project shall be reviewed by the La Jolla Shores Advisory Board, which the city will evaluate and consider upon making a final determination.

October 30, 2025

Re: 2255 Paseo Dorado
La Jolla, CA 92037

Dear Members of the La Jolla Shores Permit Review Committee:

My wife and I are the owners of 7981 Dorado Court. Our house is to the east of the proposed remodel and second story addition by Andrew Kaplan at 2255 Paseo Dorado. Although our addresses use a different street, Andrew's proposed addition is actually on Dorado Ct. and his driveway faces our house.

With the understanding that Andrew Kaplan's proposal for a second story addition will be considered by the City of San Diego, the La Jolla Shores Permit Review Committee and the La Jolla Community Planning Association, I have viewed the proposed plans for this project and I would like to extend my support for this project. Although my son and daughter-in-law are currently residing in my house, my wife and I will be undertaking a significant remodel when their house, which is also being remodeled, is completed. Upon completion of our remodel we intend to once again occupy our home, which we have owned since 1994.

As we believe Andrew's remodel enhances our neighborhood, please consider our input. If you have any questions, you may contact me at 858-692-0006 or perlmanronald@gmail.com.

Regards,



Ron Perlman