

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-1153151 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): 28'-2"

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

August 4, 2026

Eric Buchanan
Architecture and Design, Incorporated
ERIC@OASIS-AD.COM

Subject: 2nd Assessment Letter for 2255 Paseo Dorado, Project No. PRJ-1153151

Dear Eric Buchanan,

The Development Services Department (DSD) has completed the **2nd review** of your proposed project. We are providing you with the following information for your application.

Project Scope

Site Development Permit for the proposed remodel of an existing 5,492-square-foot (SF) single-dwelling unit with an attached three-car garage and a detached pool house, to include the addition of 255 square feet to the first floor, and a 1,904-SF second floor addition with balconies resulting in a total 7,651-SF dwelling unit located at 2255 Paseo Dorado.

The 0.46-acre project site is in the LJSPD-SF (La Jolla Shores Planned District - Single Family) zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Beach Impact), the Transit Area Overlay Zone, the Complete Communities Mobility Choices - Mobility Zone 4, and a Transit Priority Area within the La Jolla Community Plan planning area, Council District 1.

- Project location: [Paseo Dorado, San Diego, CA 92037](#)
- Community Plan: [La Jolla](#)
- Requested Approvals/Process:
 - **Site Development Permit** (Process 3) for the proposed construction of a major project located within the La Jolla Shores Planned District in accordance with San Diego Municipal Code ([SDMC Section 1510.0201\(d\)](#)).

Significant Project Issues

Carefully review the attached **Project Issues Report** and **Submittal Requirements** information enclosed, which contains review comments from staff. Once you have reviewed this information, please contact me if you wish to schedule a meeting with staff, or utilize DSD's [Second Opinion Guarantee](#) or [Project Issue Resolution Conference](#) services.

All issues must be addressed to move forward to a project decision. Please be advised that there are several comments that have been identified as unresolved from the previous review. Please address all comments or identify why the comments are not being addressed in your response to

comments.

- Provide the required draft Findings to support your proposal:
 - a. Site Development Permit Findings – [SDMC Section 126.0505\(a\)](#) and any applicable subsections listed in [SDMC 126.0505\(b\) – \(m\)](#).

Project Accounting

- Our most recent records show that there is a balance of **\$7,456.29** in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account, and it may take four to six weeks to post these charges to the account. Deposit Account statements are mailed to the Financially Responsible Party on file with the breakdown of staff charges. Please contact me for assistance if you have not received your statement for the previous two months.
- Please be advised that a [minimum required balance](#) for each approval type must be maintained throughout the process. Your project has a minimum required balance of **\$4,000.00**. If you need to make a payment toward the deposit account, payments can be made in person at 7650 Mission Valley Road using the following [link](#) or on the [Accela Citizen Access portal](#). Per the City charter, Enterprise funds must have deposit accounts with positive balances in order for the processing to proceed. I will proactively inform you if your account is nearing deficit. **Please note that reviews will be immediately halted on any deposit account that is in deficit or goes into collections.**
- California Department of Fish and Wildlife (CDFW) Filing Fee: The amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Please see the [CDFW webpage](#) for their fee schedule. If these fees are required, I will notify you.
- Please see [Time and Costs Associated with the Discretionary Approval Process](#) for additional information.

Next Steps

[SDMC Section 126.0115](#) requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days of receiving this letter, or **November 4, 2026**. Closed projects cannot be “reactivated”. Once closed, the applicant shall be required to submit a new development permit application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

I encourage you to contact Lisa Kriedeman, the chairperson of the La Jolla Community Planning Group (CPG) via e-mail at LisaK.LJCPA@Outlook.com to make arrangements to present your project to the La Jolla Community Planning Association at their next regular meeting.

Your project is located within the La Jolla Shores Planned District Area and requires a presentation to the La Jolla Shores Planned District Advisory Board. Please contact Melissa Garcia, Senior Planner via email at MAGarcia@sandiego.gov to schedule a presentation at the next regular meeting.

These groups are officially recognized by the City Council as representatives of the community and as advisors to the City in actions that would affect the community. I will also notify the Community Planning Group of your project application and provide them with copies of all plans and documents that you submit. Additional contact information for Community Planning Groups can be found here: [Community Planning Groups Contact List](#).

Please feel free to contact me should you have any questions, require additional information, or wish to discuss any aspect of this assessment in further detail.

I look forward to working with you as this project progresses through the approval process.

Sincerely,

Martin R. Mendez on Behalf of Jose Bautista
Development Project Manager
Phone: 619-446-5309
Email: MRMendez@sanidiego.gov
Supervisor: Travis Cleveland

Enclosures:

1. Project Issues Report
2. Submittal Requirements Report

cc: Project file
Lisa Kriedeman, chair of the La Jolla Community Planning Group
City review staff
Melissa Garcia, Senior Planner (via email: MAGarcia@sanidiego.gov)



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7650 Mission Valley Road, San Diego, CA 92108

Project Address 2255 Paseo Dorado
San Diego, CA 92037

Project Type Discretionary Project

Primary Contact ERIC BUCHANAN
ERIC@OASIS-AD.COM

Instructions

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

Other

Community Planning Group

Jose Bautista
jabautista@saniego.gov

[Comment 00056 | Page | Open]

The proposed project is located within the La Jolla Shores Planned District Advisory Board (LJSPDAB) and La Jolla Community Planning area. The LJSPDAB and the La Jolla Community Planning Group (CPG) are the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact Lisa Kriedeman, Chairperson of the La Jolla Community Planning Group at LisaK.LJCPA@Outlook.com and info@lajollacpa.org to schedule your project for a presentation before the groups at their next available meetings. If you have already obtained a recommendation from both groups, please submit a copy of the recommendations and/or minutes from the meeting, which includes the vote count, to Jose Bautista, Development Project Manager via email at JABautista@saniego.gov.

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <https://www.sandiego.gov/development-services/>), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

DSD-Engineering Review

Brenden Hawk
BNHawk@saniego.gov

[Comment 00001 | Page | Closed]

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal



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process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (Information Only – No Action Required)

[Comment 00002 | Page | Closed]

The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Site Development Permit Plans.

[Comment 00003 | Page | Closed]

The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit.

[Comment 00004 | Page | Closed]

The revised Stormwater Standards are available online at: https://www.sandiego.gov/sites/default/files/2024-08/sws_manual_august_2024_update.pdf

[Comment 00005 | Page | Closed]

Please add the following note to plans: The proposed project will comply with all the requirements of the current City of San Diego Stormwater Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current stormwater permanent BMP design standards are incorporated into the project.

[Comment 00006 | Page | Closed]

Based on the submitted information, project is a Standard Development Project. (Information Only – No Action Required)

[Comment 00007 | Page | Closed]

Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable.

[Comment 00008 | Page | Closed]

A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from:
https://www.sandiego.gov/sites/default/files/standard_project_forms.pdf

[Comment 00009 | Page | Closed]

Please add the following to site plan: This project is located within the ASBS watershed. No dry weather runoff is permitted, project will be subject to increased inspections, satisfactory to the City Engineer.

[Comment 00010 | Page | Closed]

The project is located within the ASBS watershed and is a high threat to water quality. Revise DS-560 Part B, check #1 - ASBS. Submit a revised DS-560 on the next cycle.

[Comment 00011 | Page | Closed]



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Revise the Site/Grading Sheet: Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

[Comment 00012 | Page | Closed]

The applicant shall revise Conceptual Grading Plan to show the following: Grading quantities, maximum depth of cut/fill areas. The Grading Plan shall show existing and proposed grading contours and the topographic source, date and MSL datum. Plan shall include the proposed finished pad elevations, drainage patterns and slope gradients. Show the collection/discharge points for any site and roof drains. Show the Post-Construction Best Management Practices (BMPs).

[Comment 00013 | Page | Closed]

Show and callout how site drainage will convey to nearest public storm drain system.

[Comment 00014 | Page | Closed]

The applicant will be required to construct all public improvements to meet current State Accessibility Compliance and current City Standards or are damaged during construction (driveways, curb and gutter, sidewalk, right of way dedication, etc). Please refer to SDMC Chapter 14, Article 2, Division 6 for public improvements regulations.

[Comment 00015 | Page | Closed]

The project as currently proposed qualifies for an exemption from providing public improvements as part of the Site Development Permit as a modification to an existing single-family dwelling (SDMC §142.0611(e)). Future development that requires public improvements would include (but is not limited to) the following: Dedication along Paseo Dorado and Dorado Ct (see comment 10). Construction of non-contiguous sidewalk along Paseo Dorado and Dorado Ct. Construction of directional curb ramps at the intersection of Dorado Ct and Paseo Dorado.

[Comment 00016 | Page | Closed]

Per the City of San Diego Street Design Manual, minimum parkway width configuration for Paseo Dorado (classified as a Local Residential) shall be 12 feet with a non-contiguous sidewalk, and Dorado Ct (Unclassified Local) shall be 12 feet with a non-contiguous sidewalk. Future development may require dedication to these standards.

[Comment 00017 | Page | Closed]

Please submit a title report to review all existing easements and recorded encroachment agreements for the site.

[Comment 00018 | Page | Closed]

Please clarify if the property has a recorded Encroachment Maintenance & Removal Agreement (EMRA); if so, please submit it for review. The existing encroachments include the walkway and wall along Paseo Dorado, landscaping along the entire frontage, and likely the driveway gate.

[Comment 00019 | Page | Closed]

Revise the site plan to show and call out all existing landscaping within the public right-of-way.

[Comment 00020 | Page | Closed]



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Please clarify the location of the existing driveway gate, as it appears to be located within the public right of way. Based on pictures of the site the gate appears to be approximately 6' behind curb and encroaching within the public right-of-way. Due to the height, the gate would need more than an EMRA and may need a Neighborhood Development Permit due to the height.

[Comment 00021 | Page | Closed]

Revise the site plan to dimension the width of the existing driveway along Dorado Ct.

[Comment 00022 | Page | Closed]

Add the visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, at the driveway on Dorado Ct. For the driveway, show the visibility areas on private property, which shall extend 10 feet inward along the driveway and along the property line. Add a note that states: No obstruction, including solid walls in the visibility area, shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.

[Comment 00023 | Page | Closed]

Add the corner visibility area triangles, per San Diego Municipal Code Diagram 113-02SS, at the intersection of Dorado Ct and Paseo Dorado. For the intersection, show the visibility areas on private property, which shall extend 25 feet inward along the intersecting property lines. Add a note that states: No obstruction, including solid walls in the visibility area, shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.

[Comment 00024 | Page | Closed]

Please clarify the swing of the driveway gate on the site plan. The gate should swing inward towards private property and away from the right-of-way.

[Comment 00025 | Page | Closed]

Development Permit Conditions will be determined on the next submittal when all requested information is provided.
(Information Only – No Action Required)

[Comment 00026 | Page | Closed]

Please provide a written response to all comments whether you agree or not and in case of disagreement, express your reasoning.

[Comment 00027 | Page | Closed]

Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. If you have any questions/comments, please email Brenden Hawk at bnhawk@sanidiego.gov.
(Information Only – No Action Required)

[Comment 00078 | Page | Open]

Follow up to comment 20, revise the site plan to relocate the driveway gate out of the public right-of-way to private property.

[Comment 00079 | Page | Open]

Please dimension the Right of Way that is free and clear of encroachments (Face of Wall to Curb).



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[[Comment 00080](#) | [Page](#) | [Open](#)]

Follow up to comment 22, revise the site plan to show and call out the reconstruction of the walls within the visibility triangle to 3' or less in height.

DSD-Environmental

Marlene Watanabe
mwatanabe@sandiego.gov

[[Comment 00033](#) | [Page](#) | [Open](#)]

GENERAL:

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

RESUBMITTAL REQUIREMENTS:

Applicant written response to all staff comment is required with each resubmittal. Any technical report requiring revisions must be submitted in a WORD strikeout/underline (SOUL) format. The City's expectation is that the applicant/consultant respond to comments and text edits; revisions are carried through the technical report as necessary; a thorough quality control/assurance is provided (i.e. complete read through of document beyond specific edits/comments). Failure to resubmit a SOUL format or complete revisions may extend the review of the technical study.

[[Comment 00034](#) | [Page](#) | [Closed](#)]

Project Scope:

The project proposes a Site Development Permit (SDP) for the proposed remodel and addition to an existing 5,492-square-foot (sf) dwelling unit with an attached three-car garage and a detached pool house. The project also proposes a 255-sf addition to the first floor and a 1,904-sf second floor addition for a total of 7,651-sf single-family residence located at 2255 Paseo Dorado. The 0.46-acre site is in the LJSPD-SF Base Zone, Coastal (Non-Appealable) Overlay Zone and is designated Very Low Density Residential (0-5 du/ac) within the La Jolla Community Plan Area.

[[Comment 00035](#) | [Page](#) | [Closed](#)]

Land Use:

General Plan/Community Plan/Land Development Code - EAS defers to LDR Planning Review on Land Development Code, community plan issues as applicable; refer to their comments for further information and/or clarification. EAS will coordinate with the LDR Planning.

[[Comment 00036](#) | [Page](#) | [Closed](#)]

Transportation:

As a result of Senate Bill 743, an update was needed to address the required shift from a level of service (LOS) analysis to a vehicle-miles travelled (VMT) CEQA analysis. There is a project screening process, and new requirements for both a project's CEQA transportation impact analysis and Local Mobility Analysis (LMA). The project proposes an addition



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remodel to the existing residence and is presumed to have a less than significant VMT impact because it is a small project generating less than 300 daily trips. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue.

[Comment 00037 | Page | Closed]

Aesthetics/ Visual:

The project would be conditioned to meet setback and height requirements per the Land Development Code (LDC). The project site does not appear to be located on a view corridor or vantage point identified in the La Jolla Community Plan. Please defer to LDR-Planning's review for any comments regarding views, height, setbacks, or community character comments. EAS will coordinate with LDR-Planning on whether an impact would occur.

[Comment 00038 | Page | Closed]

Biological Resources:

The project site is currently developed with a single-family residence and is surrounded by residential development. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to, the City of San Diego Multi-Habitat Planning Area (MHPA) designated lands. EAS has no further comments related to this issue.

[Comment 00040 | Page | Closed]

Geologic Conditions:

The site has Type 52 (Other level areas, gently sloping to steep terrain, favorable geologic structure, Low risk). Per Information Bulletin 515, Geotechnical Study Requirements, it appears a technical study would not be required at this time.

[Comment 00041 | Page | Closed]

Health & Safety:

HAZMAT:

It appears the site is not on the Geotracker or EnviroStor clean-up databases according to a search done on these databases on April 11, 2026. EAS has no comments on this issue area.

[Comment 00042 | Page | Closed]

Historical Resources:

ARCHAEOLOGY:

The project is located on the City's Archaeological Sensitivity Map. Staff is coordinating with qualified staff on archaeological requirements.

Upon next submittal, please provide the total amount of grading and/or ground disturbance including unpermitted grading (import/export, amount of fill, and depth of cut from existing grade including all soil disturbance etc.) in a grading table proposed for the project on the project plans.

EAS cannot address this issue area until the requested information is provided.

[Comment 00043 | Page | Closed]



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Historical Resources:

BUILT ENVIRONMENT:

It appears the existing residence was built in 1955. As such, the project site appears to contain structures older than 45 years. EAS defers to Plan-Historic for historicity. Please see their comments.

[Comment 00044 | Page | Closed]

Hydrology/Drainage:

The proposed site is designated for Flood Zone X, which indicates an area of minimal flood hazard. For technical analysis EAS defers to Engineering on storm water, drainage, and hydrology requirements. Any comments made by DSD-Engineering on this issue area must be addressed before EAS can make an environmental determination on the project.

[Comment 00045 | Page | Closed]

Paleontological Resources:

According to Geologic maps, the site is underlain with Young alluvial flood plain deposits, which has a low sensitivity for the discovery of paleontological resources. According to San Diego Municipal Code section 142.0151, it appears the project will not require paleontological monitoring.

However, upon next submittal, please provide the total amount of grading and/or ground disturbance including unpermitted grading (import/export, amount of fill, and depth of cut from existing grade including all soil disturbance etc.) in a grading table proposed for the project on the project plans.

EAS cannot address this issue area until the requested information is provided.

[Comment 00046 | Page | Closed]

Tribal Cultural Resources (AB52):

Assembly Bill 52 (Gatto 2014), more commonly known as AB 52, was signed into State Law July 1, 2015. Essentially, it requires that lead agencies throughout the State of California undertaking CEQA review, at the request of a California Native American tribe, begin "Government-to-Government" consultation with that tribal nations. In accordance with the requirements of Public Resources Code 21080.3.1 EAS staff will distribute notifications to the Lipay Nation of Santa Isabel, the Jamul Indian Village and San Pasqual Band of Mission Indians for possible consultation on this project, if required.

Please note that a request for consultation must be submitted by the tribe within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed.

[Comment 00047 | Page | Closed]

Water Quality:

The stormwater applicability checklist submitted indicates the project is a Standard Development Project. EAS defers to Engineering on storm water issues. Please see DSD-Engineering comments for more information. Any comments made by DSD-Engineering on this issue area must be addressed before EAS can make an environmental determination on the project.

[Comment 00048 | Page | Closed]

ENVIRONMENTAL DETERMINATION:



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Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts.

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.

[Comment 00081 | Page | Closed]

Historical Resources (ARCHAEOLOGY):

Qualified Archaeological Staff conducted a CHRIS search and there are no archeological sites mapped within or adjacent to the property. Based on the negative CHRIS search, disturbed nature of the project area, and lack of archeological resources in the vicinity, no additional archaeological work is required. Staff has no additional comment on this issue area.

[Comment 00082 | Page | Closed]

Historical Resources (BUILT ENVIRONMENT):

Per Plan-Historic's review, the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. EAS has no additional comment on this issue area. All pertinent information will be included in the required environmental document.

[Comment 00083 | Page | Closed]

Paleontological Resources:

According to the site plans, the project would require 323 cyds of cut to a maximum cut depth of 2 feet and no fill. It appears the project would not meet thresholds requiring paleontological monitoring. EAS has no additional comments on this issue area. All pertinent information would be included in the required environmental document.

[Comment 00084 | Page | Open]

Other Review Disciplines:

Please address any remaining issues with other review disciplines. Any open comments must be addressed before EAS can make an environmental determination on the project. As such, the environmental timeline will be held in abeyance.

[Comment 00085 | Page | Open]

ENVIRONMENTAL DETERMINATION:

Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts.

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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DSD-Historic

Audrey Rains
arains@sandiego.gov
619-533-4528

[Comment 00028 | Page | Closed]

- The property located at **2255 Paseo Dorado** , APN **346-372-0400**, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required)
- During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: <http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf> (Informational Only; No Response or Action Required)
- More information regarding this review process can be found in Information Bulletin 580: <http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib580.pdf> (Informational Only; No Response or Action Required)
- If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required)
- If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...)
- (...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required)
- Staff has reviewed the photos, Assessor's Building Record, and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination:

[Comment 00029 | Page | Closed]

- Staff cannot make a determination with the information provided. Please provide the following documents:

[Comment 00030 | Page | Closed]

- A complete copy of the Assessor's Building Record must be provided. This document is available at the County Assessor's Office and includes information such as the date of construction, materials, date of alterations, and a dimensioned footprint of the building and subsequent additions. The owner's written consent is required in order to obtain this document from the County.



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- It appears there may be more sheets of the Assessor's Building Record. Please provide all available sheets.
- You can request a copy of this document online by using the Authorization Form and instructions provided in the link below: <https://www.sdarcc.gov/content/dam/arcc/assessor/forms/real-property-assessment/AuthRelRecds.pdf>

[Comment 00031 | Page | Closed]

- Written description of the property including architectural style, materials, features, setting and related structures.

[Comment 00032 | Page | Closed]

- Notice of Completion. The Notice of Completion is typically provided as part of a chain of title search. This item can be obtained at the same location as the building record, County Administration Center, 1600 Pacific Highway, Room 103, San Diego CA 92101. If a Notice of Completion cannot be located, add the following note on the Building Record: "Notice of Completion cannot be located."

DSD-Landscape Review

Tamara Rosza
trosza@sandiego.gov

[Comment 00049 | Page | Closed]

Project Scope: LA JOLLA (Process 3) Site Development Permit for the proposed remodel of an existing 5,492-square-foot (SF) dwelling unit with an attached three-car garage and a detached pool house. The project also proposes the addition of 255-SF to the first floor and the addition of a 1,904-SF second floor for a total of 7,651-SF single-family residence located at 2255 Paseo Dorado. The 0.46-acre site is in the LJSPD-SF Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. - Information only.

[Comment 00050 | Page | Closed]

Landscape Applicability – La Jolla Shores Planned District: Project is subject to General design Regulations including Landscape requirements per SDMC 1510.0301(h). No landscape plans have been submitted with this proposal. - Information only.

[Comment 00051 | Page | Closed]

LJSPD Development requirements, Landscape Plans/Irrigation Plan: Per La Jolla Shores Plan District Ordinance, SDMC [1510.0304(h)] a minimum of 30% of the total parcel area shall be landscape. Provide Landscape Plans that identify the planted areas and hardscape areas. Provide Irrigation Plans and equipment installation details to support the healthy growth of the proposed/existing planting material. Note that the Plans need to conform to the City's Landscape Standards.

[Comment 00052 | Page | Closed]

Landscape Plan: Please show planting plan for landscape areas. Plantings may be shown in massings. Please give common and botanical names for each tree (if applicable). Please submit planting plans in accordance with the Land Development Manual Project Submittal Requirements Section 4, Items 11.1.2 -11.1.6

[Comment 00053 | Page | Open]



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Landscape Area Diagram [§ 1510.0304(h)]: A minimum 30% of the total parcel area shall be landscaped. Please provide a landscape area diagram, separate from the Landscape Plan, which quantifies the site's landscape areas including planting areas, and hardscape areas. Provide square footages of total parcel, planting, and hardscaped areas. Please provide a calculation of percent planting area of total parcel area. Note that turf, block and hardscape areas will not contribute to the landscape requirement.

[Comment 00054 | Page | Open]

Irrigation Plan [1510.0403(h)(3)]: All landscaped material shall be permanently maintained in a growing and healthy condition. It appears the site is currently irrigated. If existing irrigation system is to remain, please show extents of system including controller and POC. Provide a note, "Existing Irrigation System to Remain"

[Comment 00055 | Page | Closed]

Provide the following note on the Landscape Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards."

DSD-Planning Review

Jose Vergara
jvergara@sandiego.gov

[Comment 00057 | Page | Open]

STANDARD INFO

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff are unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

[Info Only]

[Comment 00058 | Page | Open]

[Info Only]

Site Info and Scope

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:

- 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



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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), including the residence, garage, and pool house.

The site is in the La Jolla Shores-SF and Coastal Overlay Zone N-APP-2, and subject to the Coastal Overlay Zone regulations. A Site Development Permit Process Three, as identified in the La Jolla Shores Planned District, shall be required.

[Information Only-No response required]

[[Comment 00059](#) | [Page](#) | [Open](#)]

PART 1: PROJECT INFORMATION
REQUIRED PERMITS

The proposed project shall require the following development permits/discretionary actions: Process 3 Site Development Permit for the construction of a major project in the La Jolla Shores Planned District in accordance with §1510.0201(d).

A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in Section 126.0505(a) and the supplemental findings in Section 126.0505(b) through (m) that are applicable to the proposed development as specified in this section.

(a) Findings for all Site Development Permits

- (1) The proposed development will not adversely affect the applicable land use plan;
- (2) The proposed development will not be detrimental to the public health, safety, and welfare; and
- (3) The proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code

Please note that additional process approvals may be required upon further review of the project.

[[Comment 00060](#) | [Page](#) | [Closed](#)]

The project has a deemed complete date of 03/10/2026; however, the site is located within the coastal overlay zone N-APP-2, and the new regulations governing ADUs outside of the Coastal overlay zone passed under ordinance O-21989 (08/22/2025) have not been adopted by the California Coastal Commission. As a result, the site is subject to the regulations in place at the time.

The site is subject to the FAR limits adopted by the La Jolla Planned District on April 12, 2024, in the 2021 Land Development Code Update under O-21416

In accordance with table 131-04J of section 1510.0304(i)

Lot size: 20,232
FAR: .45



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GFA: $20,232 \times .45 = 9,104.4$
Site proposes: **7,651sf**

existing: 3,887 (SDU)+ 841(g)+764(pool house)=5,492sf

Proposed: 255(1st floor add)+1,904(2nd floor add)=2,159sf

Total:5,492+2159=7,651sf

[[Comment 00061](#) | [Page](#) | [Open](#)]

Part 2: BUILDING REVIEW SPECIFIC COMMENTS

[[Comment 00062](#) | [Page](#) | [Closed](#)]

300' Survey

Please submit a 300'-radius map survey of the neighboring community and the structure's existing setbacks. Please include a table of the structure's new setbacks, current lot size, and new GFA to compare with the neighboring properties. The table should include data from the neighboring properties to compare with the proposal.

[[Comment 00063](#) | [Page](#) | [Open](#)]

On the site plan, please show and label the highest and lowest points. Please see below:

1. Establish the "Adjacent Ground Elevation". The "Adjacent Ground Elevation" shall be determined in accordance with the 1970 Uniform Building Code (UBC), which states:

The "Adjacent Ground Elevation is the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point 5 feet distance from said wall, or the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and the property line if it is less than 5 feet distance from said wall. In case walls are parallel to and within 5 feet of a public sidewalk, alley or other public way, the grade shall be the elevation of the sidewalk, alley or public way". Figure 1.

2. Determine the highest and the lowest "Adjacent Ground Elevation" in accordance with the 1970 UBC, as stated above.

3. Establish the reference datum (base of measurement). Measure the difference in elevation between the highest and the lowest "Adjacent Ground Elevation" surrounding the building:

o If the difference in elevation is 10 feet or less, the reference datum is established at the highest "Adjacent Ground Elevation". Figure 2.

o If the difference in elevation is greater than 10 feet, the reference datum is established at 10 feet above the lowest "Adjacent Ground Elevation". Figure 3.

[[Comment 00064](#) | [Page](#) | [Open](#)]

Coastal Height

On all the elevations, please measure the height from the existing or proposed grade to the highest point of the structure. The height of the building is the vertical distance above the reference datum to the highest point of the roof, parapet, mansard, equipment, vent, pipe, antenna, or any other elements projected above the roof. This building height



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shall not exceed 30 feet.

[Comment 00065 | Page | Closed]

Please provide a survey of the vicinity showing the bulk, scale, and materials of nearby homes to demonstrate how the proposed development will harmonize with the existing development.

[Comment 00066 | Page | Closed]

Design

The La Jolla Shores Planned District Ordinance describes different design regulations to be used in evaluating the appropriateness of any development when applied under the LJSPDO. The area's primary character describes the LJSPD as a single-family residential community, where the use of building materials and architectural styles create the orientation of life in southern California styles such as Spanish Mediterranean and Mexican influences and integrated with landscape design. SDMC 1510.0301(a).

These design principles describe in LJSPDO are to provide a theme of "unity with variety" as a guiding principle. Unity without variety means simple monotony; variety by itself is chaos. No structure shall be approved, substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area. SDMC 1510.0301(b)

Please refer to (c) and include the color palette, materials, and roof materials. Provide further detail on how the project meets these design requirements in §1510.0301(c). Also, provide the architectural theme described in §1510.0301 (a).

[Comment 00067 | Page | Closed]

Will the existing materials, color, and architectural design generally conform to the PDO? Please provide a clear description of the scope of the work's design. Provide descriptions and a photographic survey of neighboring lots of how the design complies.

[Comment 00068 | Page | Open]

The second-story addition does not provide visual relief through the incorporation of stepbacks or offset wall planes to reduce the visual massing. Please ensure that this is implemented in the design to conform to the immediate vicinity.

Where the structure exceeds one story along the front and street side elevations, the additional stories must be stepped back to reduce visual impact.

[Comment 00069 | Page | Open]

Once the previous comment is addressed, the following community analysis will apply. The comment regarding the bulk and massing will remain open until it is in conformance with the immediate vicinity.

Part 3: REVIEW SPECIFIC COMMENTS:
LA JOLLA COMMUNITY PLAN ANALYSIS:

The project site is located in the La Jolla Community Plan and Local Coastal Program. The La Jolla Community Plan and



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the Local Coastal Program designate the site as Low-Density Residential (5-9 DU/AC). The proposed 7,651 sf single-family dwelling unit on an approximately 20,232 sf (.46 acres) lot has a density of 2.17 DU/AC. The proposed project scope for an addition to the single-family dwelling unit is in conformance with the density of the community plan.

The project consists of the addition of 2,159 sf to the single-family residence in the LJSPD-SF zone. The proposed project is located on a 20,232 sf lot. As proposed, the development is consistent with the residential density identified in the La Jolla Community Plan. The building's massing is consistent with the neighborhood's character.

The design incorporates visual relief through building articulation, offset wall planes, and roofline variations, reducing visual mass and conforming to the immediate vicinity. The proposed development does not exceed the 30-foot height limit of the Coastal Overlay Zone. Where the structure exceeds one story along the front and street side elevations, the additional stories are stepped back to reduce visual impact.

A goal identified in the La Jolla Community Plan is to conserve and enhance the natural amenities of the community, such as its views from identified public vantage points (as identified in Figure 9), open space, hillsides, canyons, ocean, beaches, water quality, bluffs, wildlife, and natural vegetation and achieve a desirable relationship between the natural and developed components of the community. (LJCP 5) The development is consistent with the stated goal, as it would be an addition to the existing single-dwelling unit.

The proposed project is outside of the First Public Roadway and as identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan, the proposed development will not adversely impact public or coastal access as noted in the community plan.

The project does not impact the public right of way nor any existing physical accessways, or any proposed public accessway that is legally used by the public. As a result, the project will not adversely affect the applicable land use plan. No public beach or view corridor are identified through the property in the community plan.

If you have not already done so, please contact Harry Bubbins, chairperson of the La Jolla Planning Group by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to DPM.

[Comment 00070 | Page | Open]

La Jolla Shores Advisory Board

The La Jolla Shores Advisory Board must review this project to determine whether it is consistent with the requirements of the planned district and to allow for input (SDMC 1510.0201(d)). Please get in touch with Senior Planner Marlon I. Pangilinan of the City Planning and Community Investment Department at (619)235.5293 (mpangilinan@sanidiego.gov) to be placed on a future agenda of the La Jolla Shores Advisory Board.

[Comment 00071 | Page | Open]

If you have not already done so, please contact Lisa Kriedman, chairperson of the La Jolla Planning Group by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to DPM.

[Comment 00072 | Page | Open]

Resubmittal Procedure:

Recheck Required



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Please address all the issues noted as comments to this project and provide the findings noted under SDMC section 126.0505(a) and section 126.0505(b)-(m) that are applicable to the proposed development.

[Comment 00073 | Page | Open]

Google Street View shows the gate of the driveway to be in close proximity to the right of way, possibly encroaching. Imagery shows that an addition to the existing wall along Dorado Court was built between 2007 and 2014; however, no permits were located on file. This gate, along with cement pillars, is shown to extend beyond the path of the existing wall and protrude into the right-of-way.

On the plans, the gate is shown as being inside the property line and to follow the linear path of the wall running down Dorado Court. However, the street view shows the wall extending beyond the property line.

Please provide the permit and the gate's height, and correctly update the location. Please note that if it is determined that the proposed encroachment exceeds 3 feet within the PROW, an NDP will be required per Section 129.0710(a)(2).

[Comment 00086 | Page | Open]

---07/28/2026---

[Comment 00087 | Page | Open]

Google Street View shows the gate of the driveway to be in close proximity to the right of way, possibly encroaching. Imagery shows that an addition to the existing wall along Dorado Court was built between 2007 and 2014; however, no permits were located on file. This gate, along with cement pillars, is shown to extend beyond the path of the existing wall and protrude into the right-of-way.

On the plans, the gate is shown as being inside the property line and to follow the linear path of the wall running down Dorado Court. However, the street view shows the wall extending beyond the property line.

Please provide the permit and the gate's height, and correctly update the location. Please note that if it is determined that the proposed encroachment exceeds 3 feet within the PROW, an NDP will be required per Section 129.0710(a)(2).

[Comment 00088 | Page | Open]

The site plan does not mention the sheet mentioned in the applicant's response to issues at the lowest point. Please update all sheets to include both reference datum points.

On the site plan, please show and label the highest and lowest points. Please see below:

1. Establish the "Adjacent Ground Elevation". The "Adjacent Ground Elevation" shall be determined in accordance with the 1970 Uniform Building Code (UBC), which states:

The "Adjacent Ground Elevation is the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point 5 feet distance from said wall, or the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and the property line if it is less than 5 feet distance from said wall. In case walls are parallel to and within 5 feet of a public sidewalk, alley or other public way, the grade shall be the elevation of the sidewalk, alley or public way". Figure 1.

2. Determine the highest and the lowest "Adjacent Ground Elevation" in accordance with the 1970 UBC, as stated above.

3. Establish the reference datum (base of measurement). Measure the difference in elevation between the highest and the lowest "Adjacent Ground Elevation" surrounding the building:



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o If the difference in elevation is 10 feet or less, the reference datum is established at the highest "Adjacent Ground Elevation". Figure 2.

o If the difference in elevation is greater than 10 feet, the reference datum is established at 10 feet above the lowest "Adjacent Ground Elevation". Figure 3.

[Comment 00089 | Page | Open]

Coastal Height

On all the elevations, please measure the height from the existing or proposed grade to the highest point of the structure. The height of the building is the vertical distance above the reference datum to the highest point of the roof, parapet, mansard, equipment, vent, pipe, antenna, or any other elements projected above the roof. This building height shall not exceed 30 feet.

[Comment 00090 | Page | Open]

On the site plan, please use different hatch patterns to distinguish the first-floor addition, the second-floor addition, and the internal remodel. Additionally, provide keynotes to identify the hatch symbols.

[Comment 00091 | Page | Open]

In the applicant's response to issues, it was stated that the second-story construction provides relief from the bulk and visual massing by stepping back from the garage. On the North and South elevations, please show this clearly, label and dimension the step back.

The comment below will remain open until the above is satisfied.

The second-story addition does not provide visual relief through the incorporation of stepbacks or offset wall planes to reduce the visual massing. Please ensure that this is implemented in the design to conform to the immediate vicinity.

Where the structure exceeds one story along the front and street side elevations, the additional stories must be stepped back to reduce visual impact.

[Comment 00092 | Page | Open]

La Jolla Shores Advisory Board

The La Jolla Shores Advisory Board must review this project to determine whether it is consistent with the requirements of the planned district and to allow for input (SDMC 1510.0201(d)). Please get in touch with Senior Planner Marlon I. Pangilinan of the City Planning and Community Investment Department at (619)235.5293 (mpangilinan@sanidiego.gov) to be placed on a future agenda of the La Jolla Shores Advisory Board.

[Comment 00093 | Page | Open]

If you have not already done so, please contact Lisa Kriedman, chairperson of the La Jolla Planning Group by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to DPM.

[Comment 00095 | Page | Open]



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Resubmittal Procedure:

Recheck Required

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

Site Development Plans PRJ-1153151.pdf

DSD

Audrey Rains
arains@sandiego.gov
619-533-4528

[Comment 00077 | Sheet TS | Closed]

- The property located at **2255 Paseo Dorado , APN346-372-0400**, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required)
- During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website: <http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf> (Informational Only; No Response or Action Required)
- More information regarding this review process can be found in Information Bulletin 580: <http://www.sandiego.gov/development-services/pdf/industry/info/bulletin/ib580.pdf> (Informational Only; No Response or Action Required)
- If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required)
- If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. (continued...)
- (...continued) If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required)
- Staff has reviewed the photos, Assessor's Building Record, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination:
 - The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required)
 - Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required)



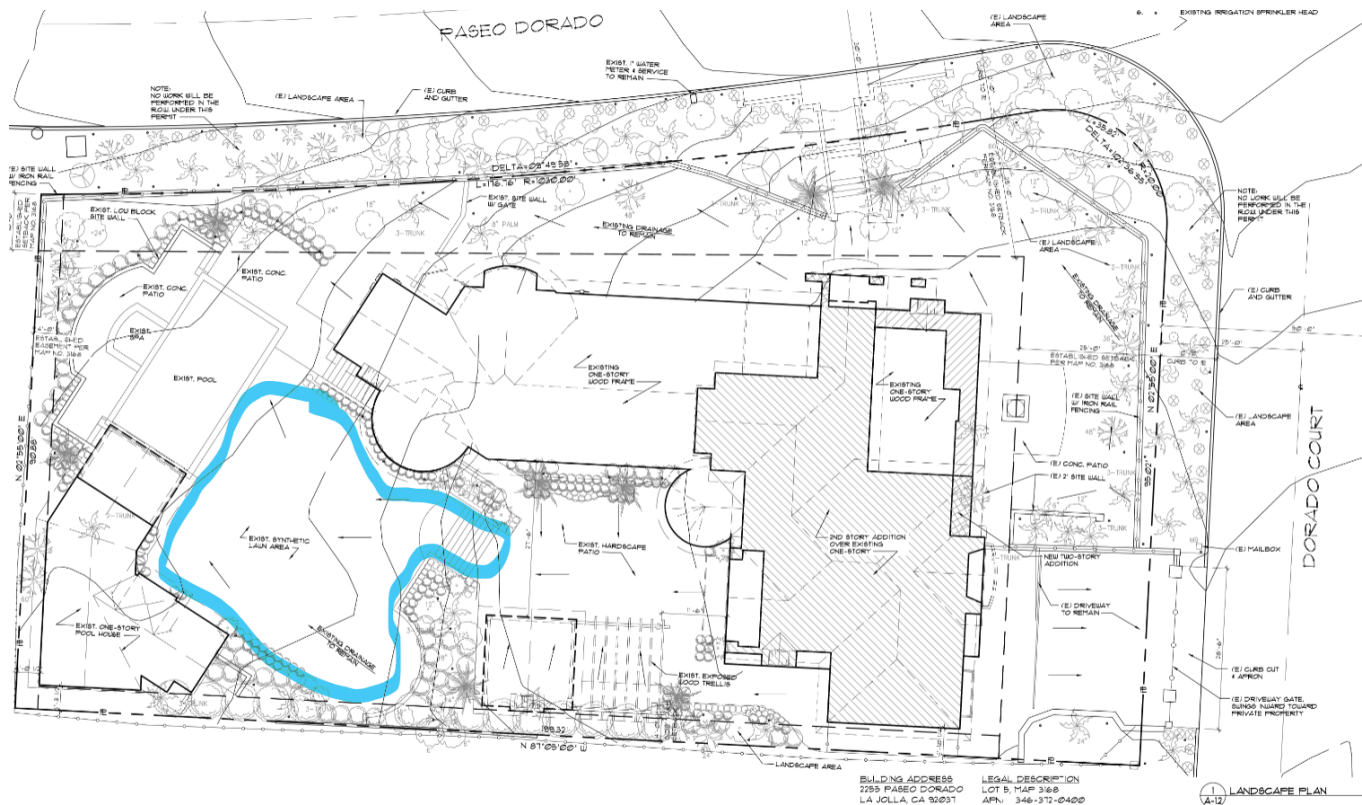
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Development Services Department
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DSD-Landscape Review

Tamara Rosza
trosza@sandiego.gov

[Comment 00074 | Sheet A-1.3 | Open]

Recheck 7/16/26: Thank you for providing the landscape areas diagram. There are areas on the diagram on sheet A-1.3 that are shown on sheet A-1.2 as either hardscape or synthetic grass. Only vegetated and planted areas count toward landscaped areas. Please update the diagram to exclude non-vegetated areas.



[Comment 00075 | Sheet A-1.3 | Open]

Recheck 7/16/26: Landscape Area Calculations: Once the diagram has been updated, please update the landscape area calculations on sheet A-1.3.

[Comment 00076 | Sheet A-1.2 | Open]

Recheck 7/16/26: Response to comment # 54: Partial response.

Please provide a separate diagram or sheet that shows the extents of the irrigation system. At a minimum, show the locations for the Point of Connection and the controller.

Required Submittal

PRJ-1153151



5/28/26 9:19 am

Page 1 of 1

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

Project Address: 2255 Paseo Dorado, San Diego, CA 92037

Project Type: Discretionary Project

Primary Contact: Eric Buchanan
ERIC@OASIS-AD.COM

Upload any additional/optional documents prior to submitting the required documents.

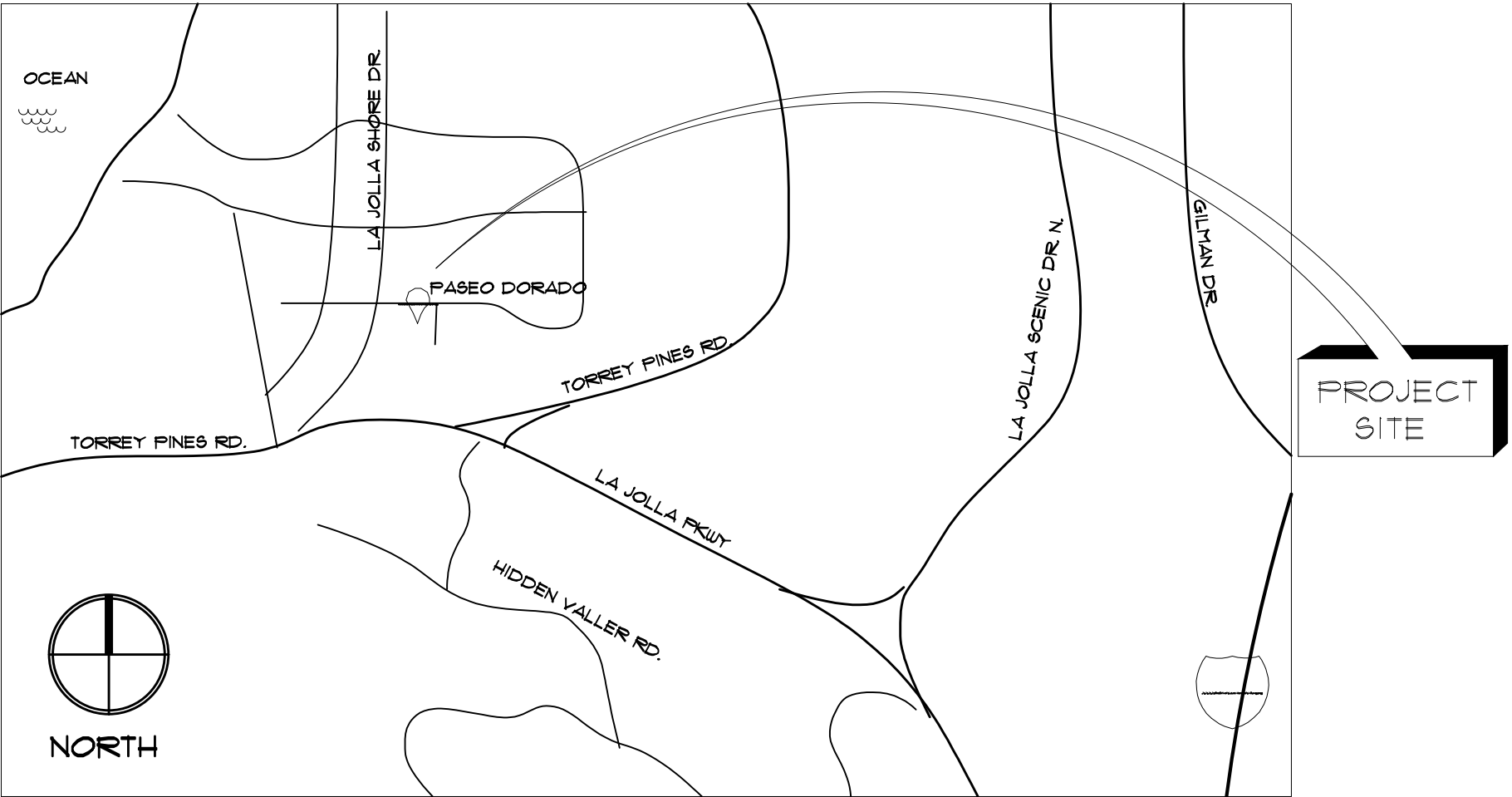
Do not use documents with volume #'s unless specifically requested below, volume #'s should only be used for multi volume plan submittals not for use with single volume sets.

Required Documents:

300 Ft Radius Map	DSD-Planning Review
Applicant Response to Issues	DSD-Engineering Review
Applicant Response to Issues	DSD-Environmental
Applicant Response to Issues	DSD-Historic
Applicant Response to Issues	DSD-Landscape Review
Applicant Response to Issues	DSD-Planning Review
Assessors Building Record	DSD-Historic
Community Planning Group Recommendation	Community Planning Group
Draft Findings	DSD-Planning Review
Historic Resource Information	DSD-Historic
Site Development Plans	DSD-Engineering Review
Site Development Plans	DSD-Landscape Review
Site Development Plans	DSD-Planning Review
Storm Water Req. Applicability Checklist (DS-560)	DSD-Engineering Review
Title Report	DSD-Engineering Review

KAPLAN RESIDENCE

VICINITY MAP:



CERTIFICATION STATEMENT

THIS CERTIFICATION REQUIRES PROFESSIONALS TO BE ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THE PROPOSED DEVELOPMENT. THE FOLLOWING CERTIFICATION STATEMENT MUST BE SIGNED AND APPEAR ON THE FIRST SHEET OF THE PLANS OR ADDED AS AN ATTACHMENT.

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

- I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT.
- I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS OR RESULT IN A CHANGE IN FEE/DEPOSIT REQUIREMENTS.
- CERTIFYING SUBMITTALS WITHOUT A DEVELOPMENT PERMIT COMPLETENESS REVIEW IS A PRIVILEGE AND REQUIRES ACCURATE SUBMITTAL ON A CONSISTENT BASIS.
- SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE DENIAL OF FUTURE SUBMITTALS BY CERTIFICATION WITHOUT A DEVELOPMENT PERMIT COMPLETENESS REVIEW.
- IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING OR NOT IN THE CORRECT DIGITAL FORMAT (PDF), THE PROJECT REVIEW WILL BE DELAYED.
- I HAVE REVIEWED THE DSD CUSTOMER BILL OF RIGHTS AND UNDERSTAND THAT DSD STRIVES FOR AN ATMOSPHERE OF MUTUAL RESPECT, COURTESY AND ACCOUNTABILITY ON BOTH SIDES OF THE TABLE. I AGREE TO WORK IN GOOD FAITH WITH MY DEVELOPMENT PROJECT MANAGER, ASK CLARIFYING QUESTIONS, PROMPTLY RESPOND TO REQUESTS FOR INFORMATION AND DOCUMENTS, AND TREAT ALL STAFF WITH PROFESSIONAL COURTESY AND RESPECT.
- THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4, SECTION 5 AND/OR SECTION 6 (FOR REZONES).

FOR THE PROPOSED PROJECT, I HAVE DETERMINED THE APPROPRIATE PROCESS AND APPROVAL TYPES TO BE AS FOLLOWS:

PROJECT SCOPE (IN ACCORDANCE WITH ABOVE)

PROJECT PROCESS LEVEL (2-5): PROCESS 3 PROJECT APPROVAL NEEDED: SDP

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: ERIC BUCHANAN

SIGNATURE: _____ DATE: 03/04/2026

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-SF
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 (NFFA 13D)

YEAR STRUCTURE WAS BUILT: 1955

EXISTING MAIN HOUSE AREA: 3,881 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% (12,139 SF)
PROPOSED COVERAGE: 28% (7,651 SF)

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:
2025 CA RESIDENTIAL CODE
2025 CA BUILDING CODE
2025 CA ELECTRICAL CODE
2025 CA PLUMBING CODE
2025 CA MECHANICAL CODE
2025 CA FIRE CODE
2025 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 PRJ-1153151

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.
ADDITION OF TERRACE AND BALCONY TO
PROPOSED SECOND FLOOR.

NOTICE OF COMPLETION CANNOT BE LOCATED.

SHEET INDEX:

TS TITLE SHEET

ARCHITECTURAL

A-1.0 SITE PLAN
A-1.2 LANDSCAPE PLAN
A-1.3 LANDSCAPE AREA DIAGRAM
A-1.4 IRRIGATION 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.	SDP SUBMITTAL SET 02/24/2026
2.	SDP RESUBMITTAL SET 06/17/2026
3.	SDP RESUBMITTAL SET 08/27/2026
4.	



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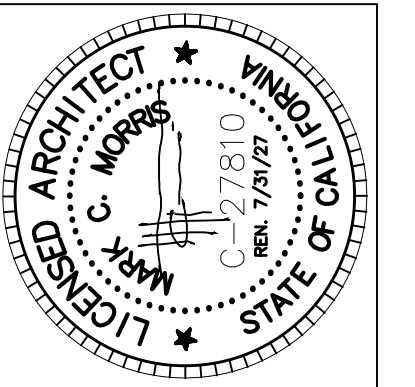
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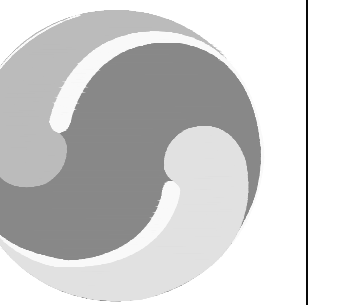
TITLE SHEET

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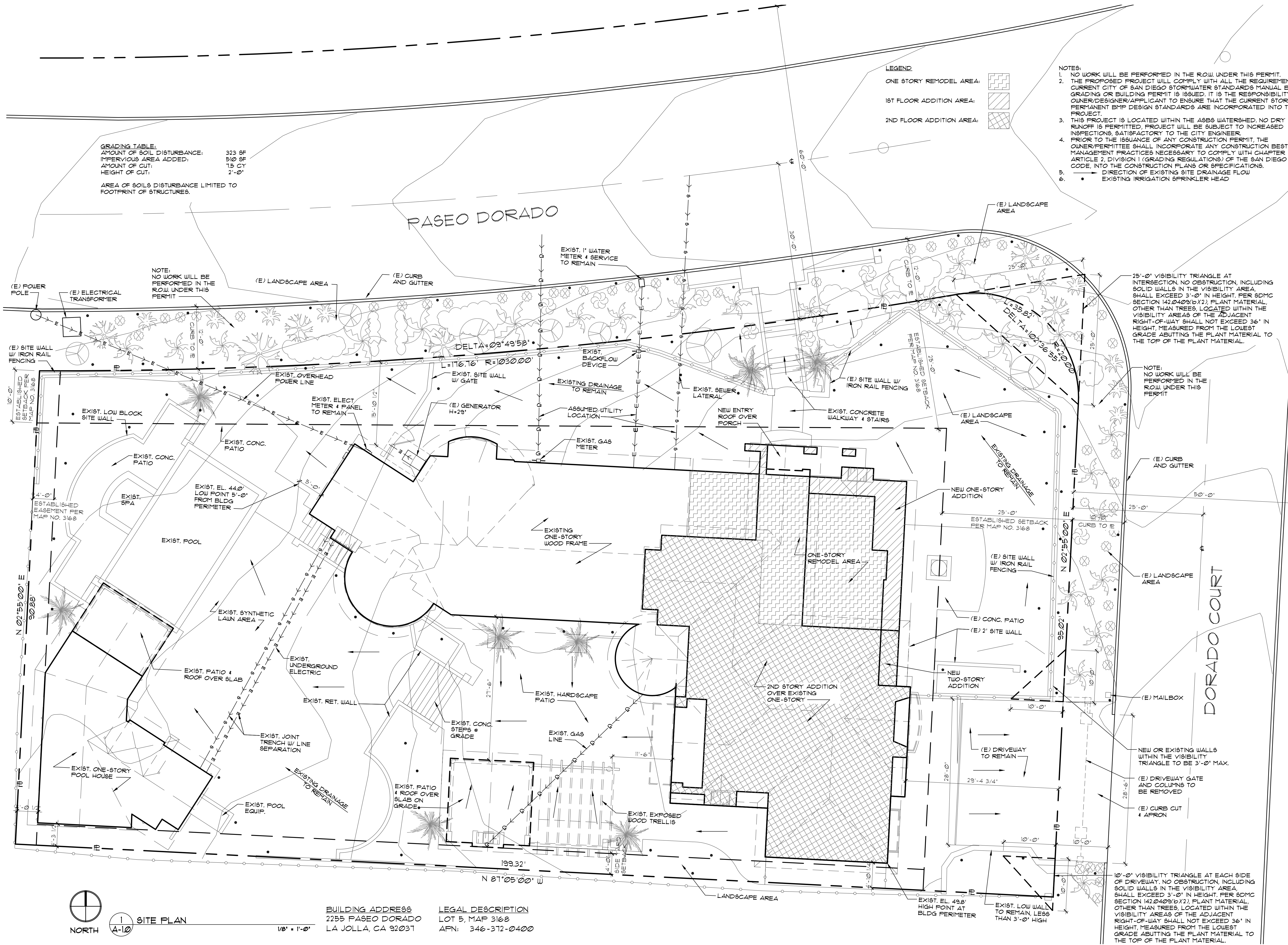
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SITE PLAN

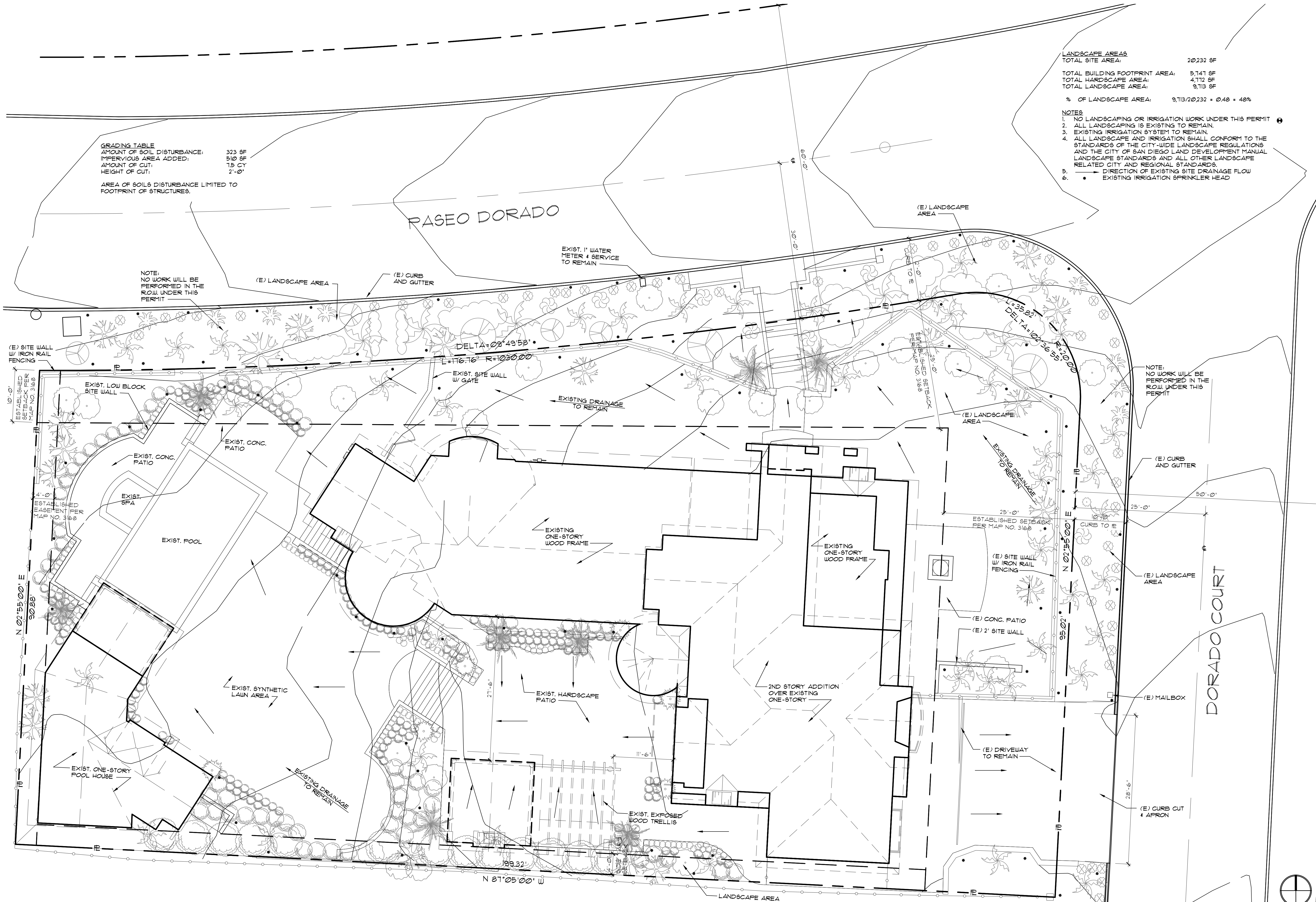
A-1.0



NORTH
1 SITE PLAN
A-1.0

BUILDING ADDRESS
2255 PASEO DORADO
LA JOLLA, CA 92037

LEGAL DESCRIPTION
LOT 5, MAP 3168
APN: 346-312-0400



LANDSCAPE AREAS
TOTAL SITE AREA: 20,232 SF
TOTAL BUILDING FOOTPRINT AREA: 5,741 SF
TOTAL HARDSCAPE AREA: 4,712 SF
TOTAL LANDSCAPE AREA: 9,719 SF
% OF LANDSCAPE AREA: 9,719/20,232 = 0.48 = 48%

- NOTES
1. NO LANDSCAPING OR IRRIGATION WORK UNDER THIS PERMIT
 2. ALL LANDSCAPING IS EXISTING TO REMAIN.
 3. EXISTING IRRIGATION SYSTEM TO REMAIN.
 4. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 5. DIRECTION OF EXISTING SITE DRAINAGE FLOW
 6. EXISTING IRRIGATION SPRINKLER HEAD

GRADING TABLE
AMOUNT OF SOIL DISTURBANCE: 323 SF
IMPERVIOUS AREA ADDED: 510 SF
AMOUNT OF CUT: 1.5 CY
HEIGHT OF CUT: 2'-0"

AREA OF SOILS DISTURBANCE LIMITED TO FOOTPRINT OF STRUCTURES.

NOTE:
NO WORK WILL BE PERFORMED IN THE ROW UNDER THIS PERMIT

NOTE:
NO WORK WILL BE PERFORMED IN THE ROW UNDER THIS PERMIT

KAPLAN RESIDENCE
2255 PASEO DORADO
LA JOLLA, CA 92031

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LANDSCAPE PLAN

A-1.2

BUILDING ADDRESS
2255 PASEO DORADO
LA JOLLA, CA 92031

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

1 LANDSCAPE PLAN
A-12

NORTH
1/8" = 1'-0"

1.	SDP SUBMITTAL SET 02/24/2026
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LANDSCAPE PLAN

A-1.3

LANDSCAPE AREAS

TOTAL SITE AREA: 20232 SF

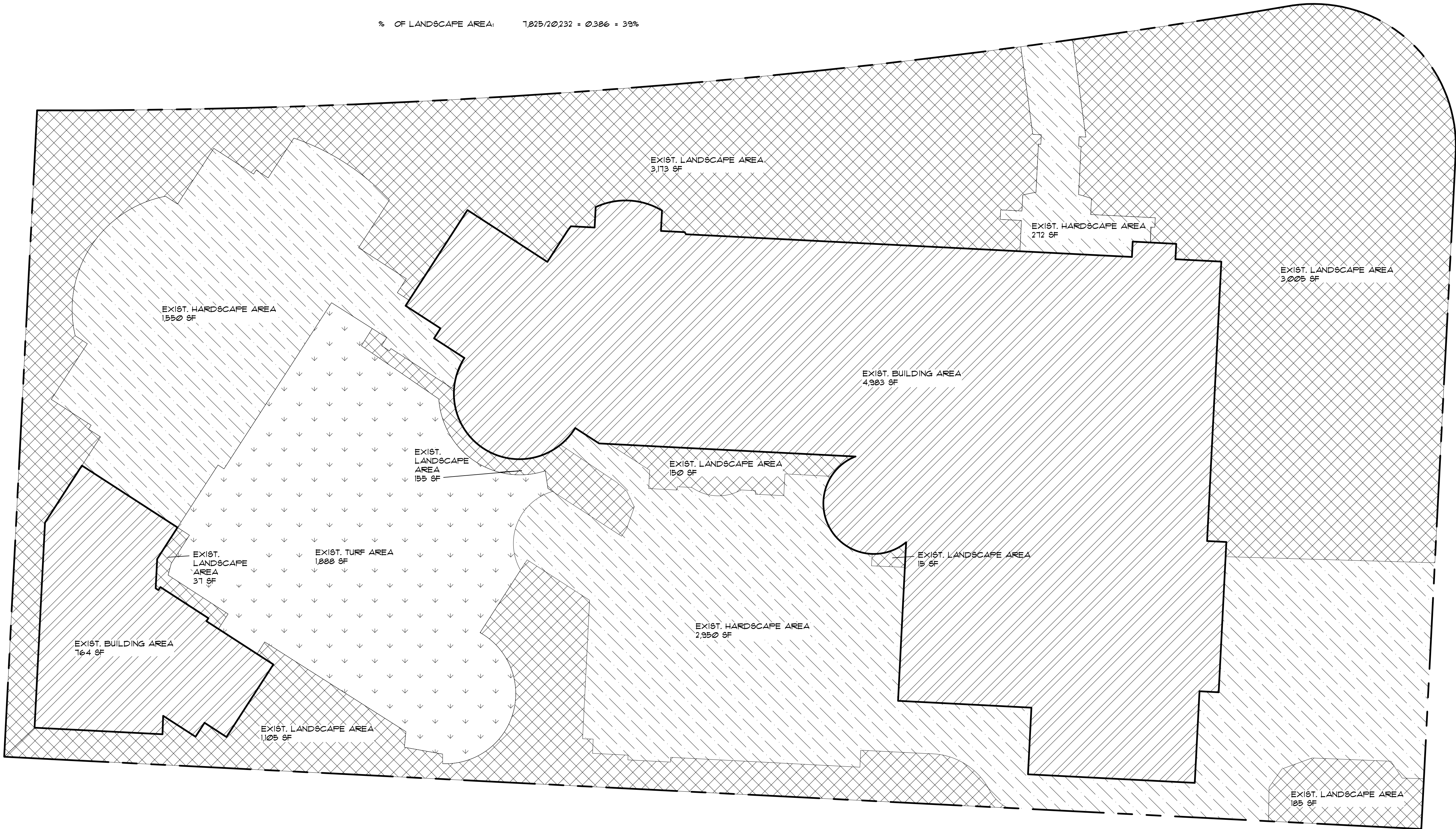
TOTAL BUILDING FOOTPRINT AREA: 5,141 SF

TOTAL HARDSCAPE AREA: 4,712 SF

TOTAL TURF AREA: 1,888 SF

TOTAL LANDSCAPE AREA: 7,825 SF

% OF LANDSCAPE AREA: 7,825/20232 = 0.386 = 39%



BUILDING ADDRESS
2255 PASEO DORADO
LA JOLLA, CA 92037

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



1
A-13 LANDSCAPE AREA DIAGRAM
1/8" = 1'-0"



- NOTES
1. NO LANDSCAPING OR IRRIGATION WORK UNDER THIS PERMIT
 2. ALL LANDSCAPING IS EXISTING TO REMAIN.
 3. EXISTING IRRIGATION SYSTEM TO REMAIN.
 4. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 5. ——— DIRECTION OF EXISTING SITE DRAINAGE FLOW
 6. • EXISTING IRRIGATION SPRINKLER HEAD

NOTE:
NO WORK WILL BE
PERFORMED IN THE
R.O.W. UNDER THIS
PERMIT

NOTE:
NO WORK WILL BE
PERFORMED IN THE
R.O.W. UNDER THIS
PERMIT

KAPLAN RESIDENCE
2255 PASEO DORADO
LA JOLLA, CA 92037

- | | |
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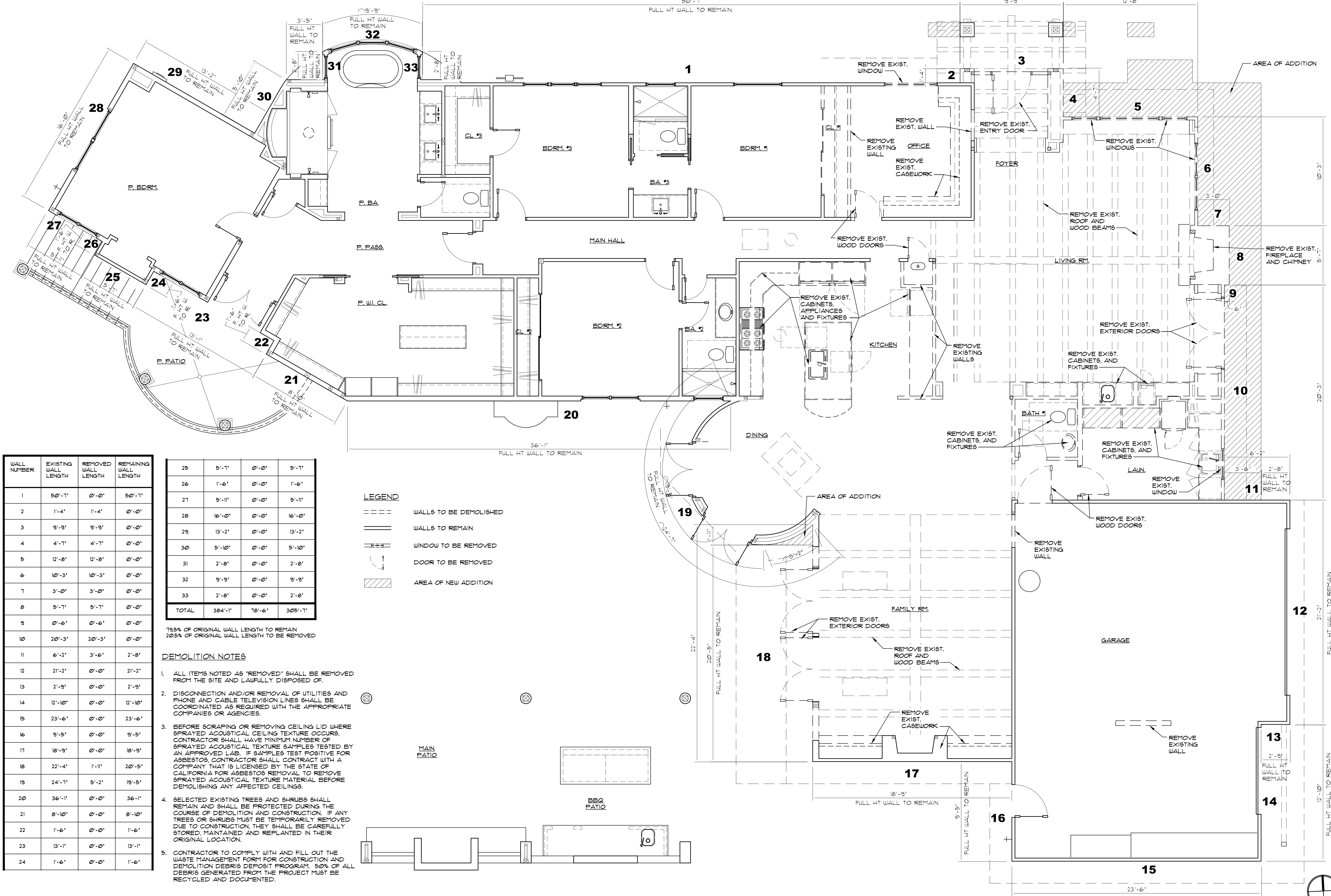
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IRRIGATION PLAN

A-1.4



WALL NUMBER	EXISTING WALL LENGTH	REMOVED WALL LENGTH	REMAINING WALL LENGTH
1	50'-1"	0'-0"	50'-1"
2	1'-4"	1'-4"	0'-0"
3	9'-9"	9'-9"	0'-0"
4	4'-1"	4'-1"	0'-0"
5	12'-8"	12'-8"	0'-0"
6	10'-3"	10'-3"	0'-0"
7	3'-0"	3'-0"	0'-0"
8	5'-1"	5'-1"	0'-0"
9	0'-6"	0'-6"	0'-0"
10	20'-3"	20'-3"	0'-0"
11	6'-2"	3'-6"	2'-8"
12	21'-2"	0'-0"	21'-2"
13	2'-9"	0'-0"	2'-9"
14	12'-10"	0'-0"	12'-10"
15	23'-6"	0'-0"	23'-6"
16	9'-5"	0'-0"	9'-5"
17	18'-9"	0'-0"	18'-9"
18	22'-4"	1'-11"	20'-5"
19	24'-1"	5'-2"	19'-5"
20	36'-1"	0'-0"	36'-1"
21	8'-10"	0'-0"	8'-10"
22	1'-6"	0'-0"	1'-6"
23	13'-1"	0'-0"	13'-1"
24	1'-6"	0'-0"	1'-6"

25	5'-1"	0'-0"	5'-1"
26	1'-6"	0'-0"	1'-6"
27	5'-11"	0'-0"	5'-11"
28	16'-0"	0'-0"	16'-0"
29	13'-2"	0'-0"	13'-2"
30	5'-10"	0'-0"	5'-10"
31	2'-8"	0'-0"	2'-8"
32	9'-9"	0'-0"	9'-9"
33	2'-8"	0'-0"	2'-8"
TOTAL	384'-1"	78'-6"	305'-7"

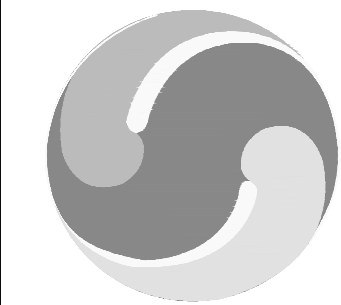
78.5% OF ORIGINAL WALL LENGTH TO REMAIN
20.5% OF ORIGINAL WALL LENGTH TO BE REMOVED

DEMOLITION NOTES

- ALL ITEMS NOTED AS "REMOVED" SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OF.
- DISCONNECTION AND/OR REMOVAL OF UTILITIES AND PHONE AND CABLE TELEVISION LINES SHALL BE COORDINATED AS REQUIRED WITH THE APPROPRIATE COMPANIES OR AGENCIES.
- 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.
- 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.
- 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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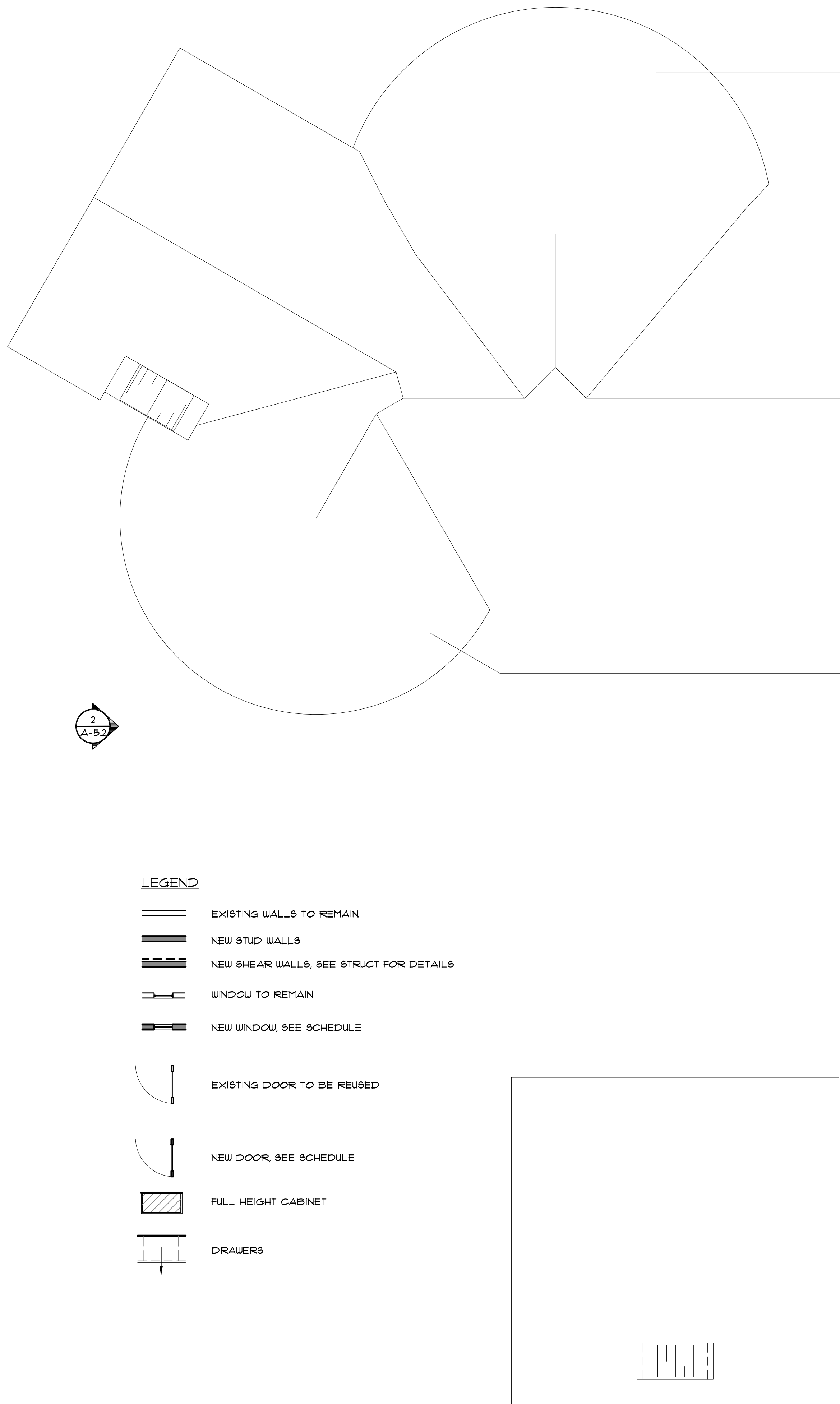
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DEMO PLAN

A-2.1

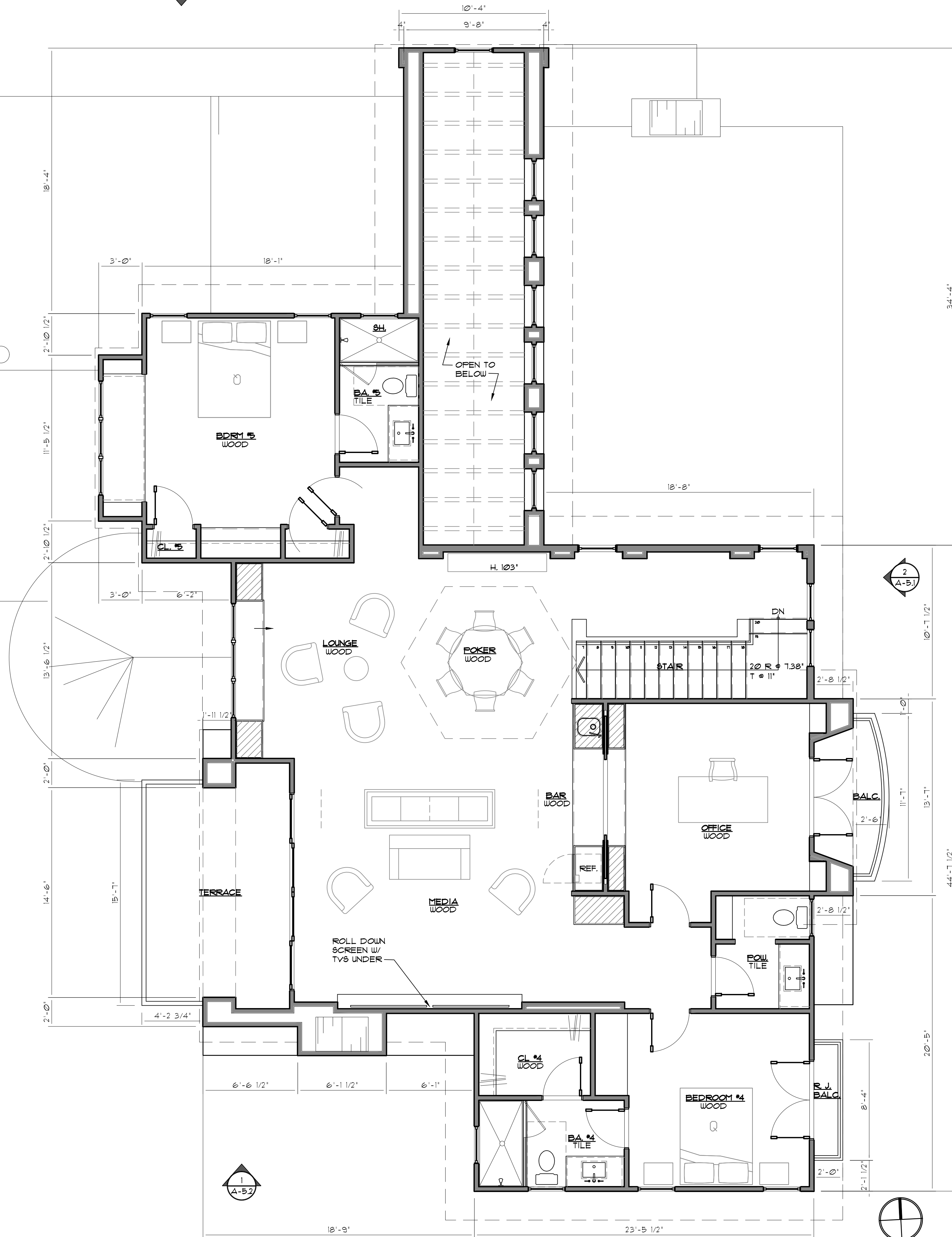
1
A-21
DEMOLITION PLAN





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



SECOND FLOOR PLAN



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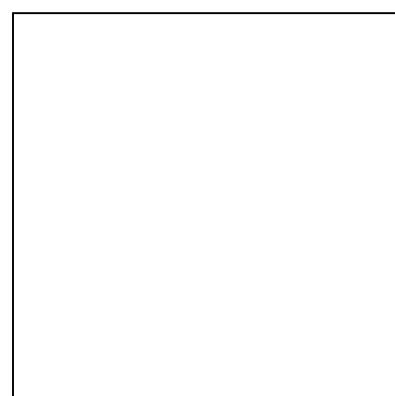
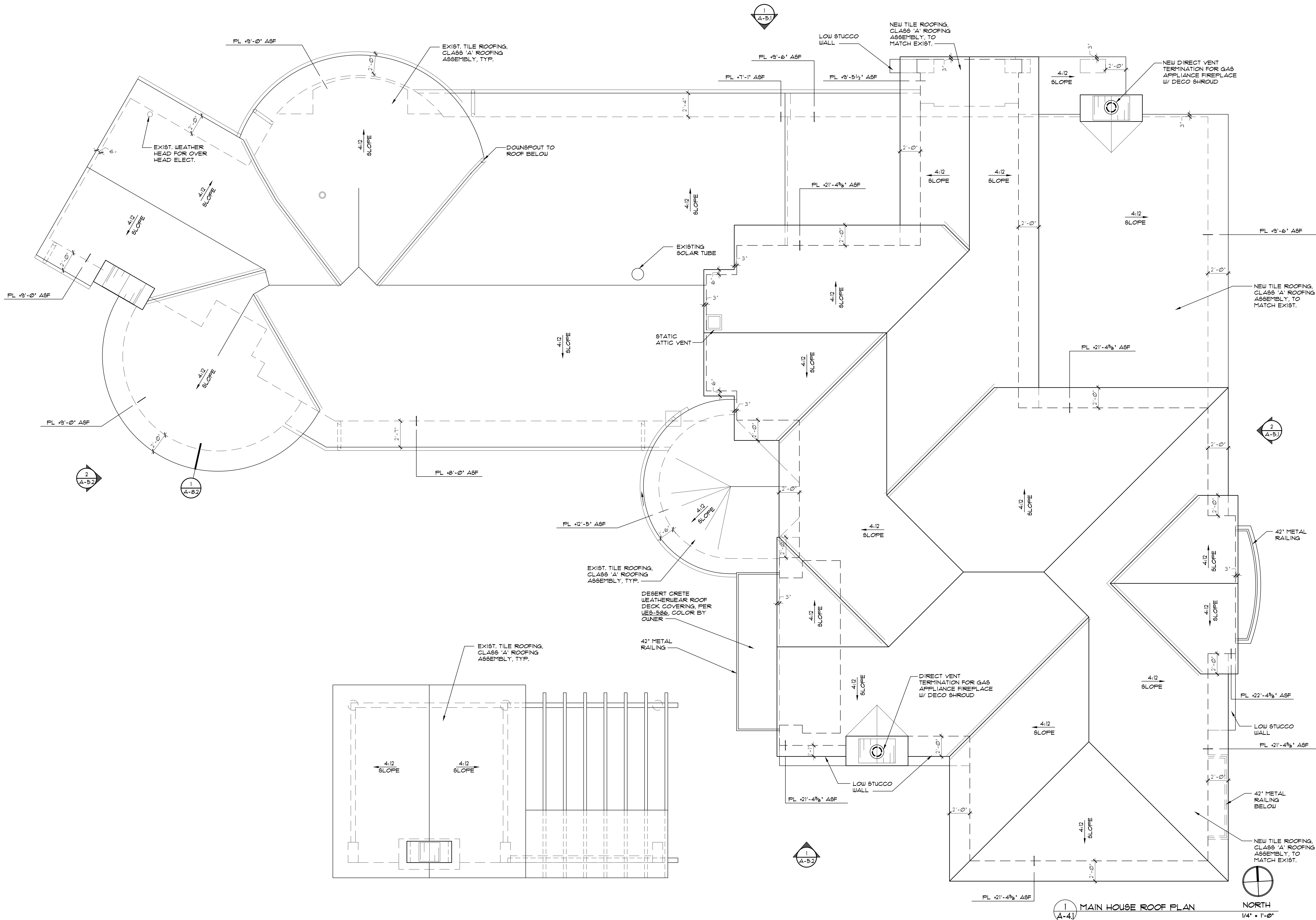
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FLOOR PLANS

A-3.2



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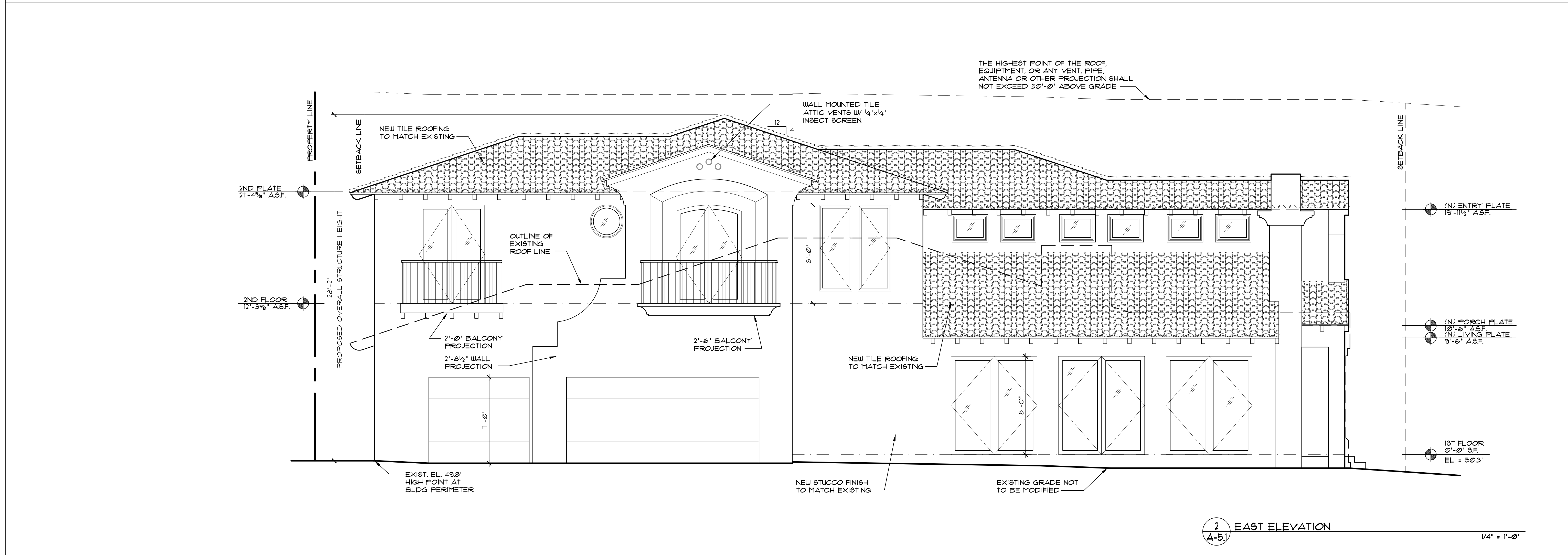
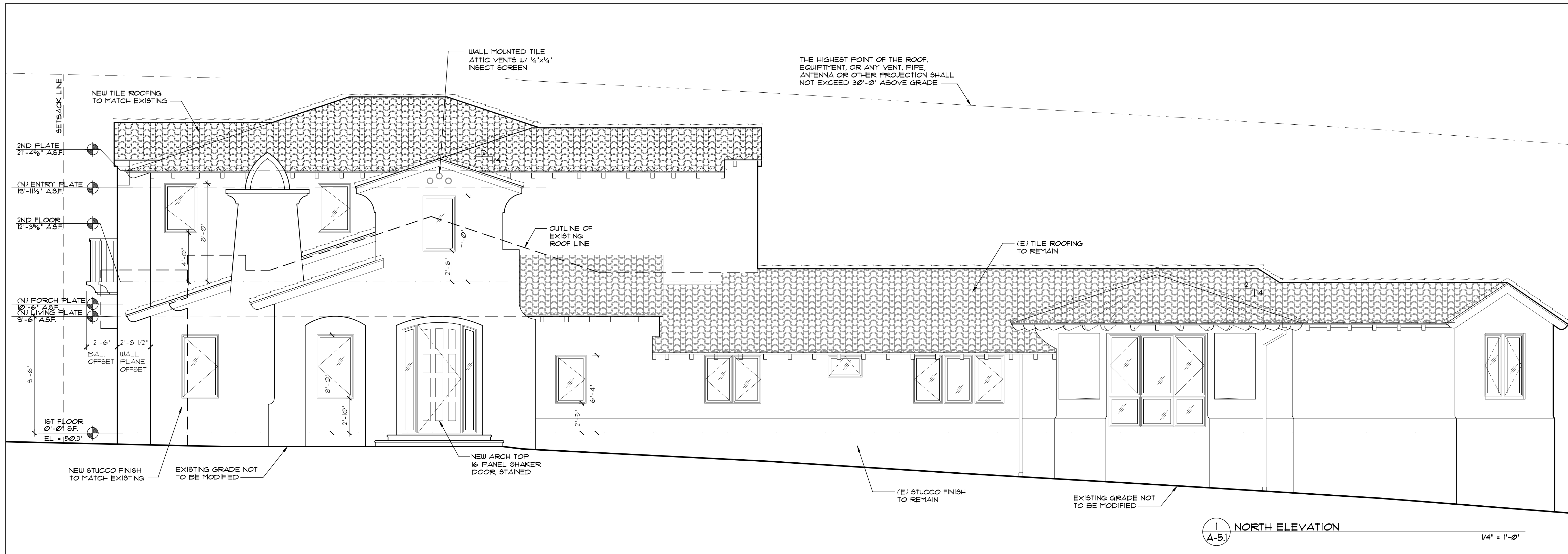
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ROOF PLAN

A-4.1



KAPLAN RESIDENCE

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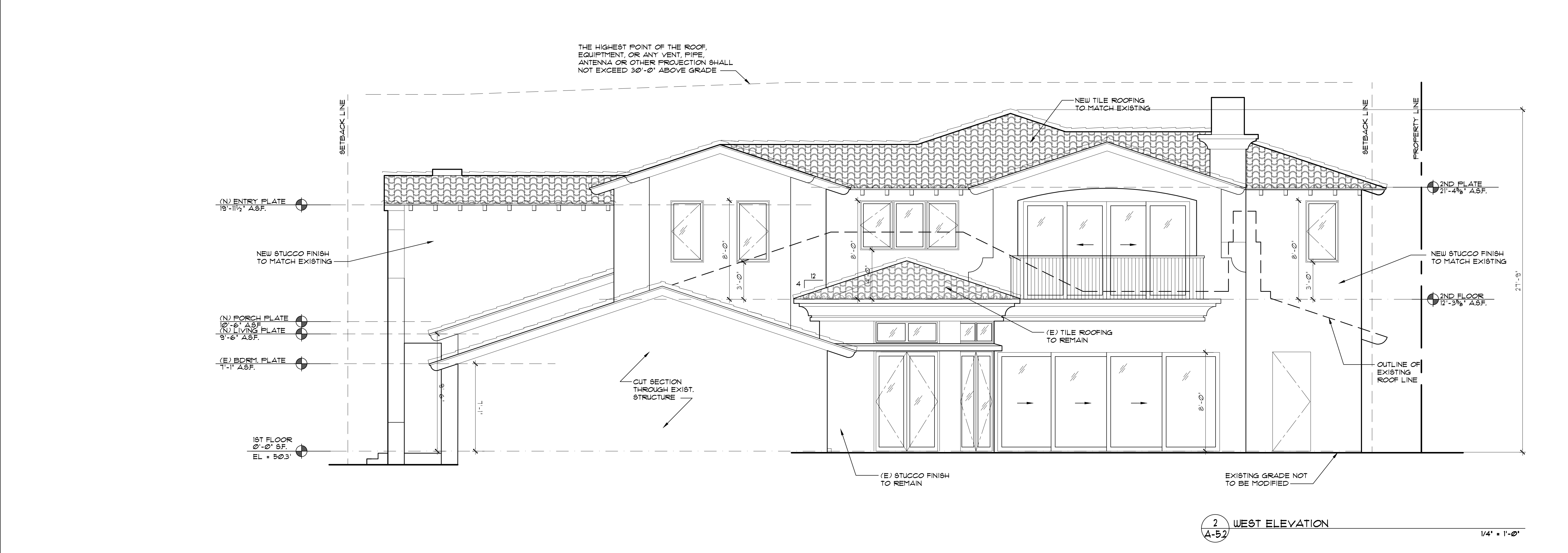
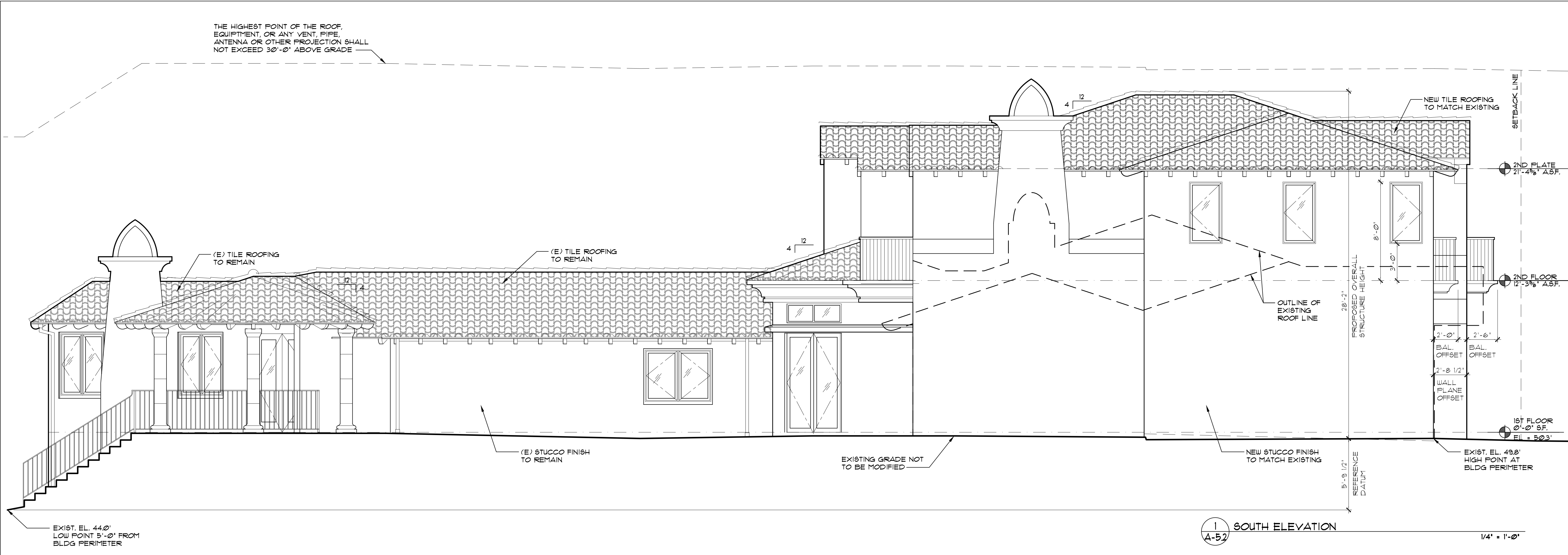

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ELEVATIONS

A-5.1



KAPLAN RESIDENCE

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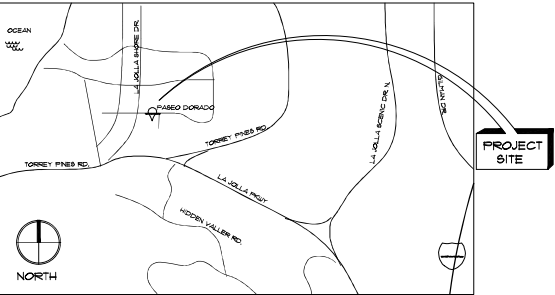
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ELEVATIONS

A-5.2

KAPLAN RESIDENCE

VICINITY MAP:



CERTIFICATION STATEMENT

THIS CERTIFICATION REQUIRES PROFESSIONALS TO BE ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THE PROPOSED DEVELOPMENT. THE FOLLOWING CERTIFICATION STATEMENT MUST BE SIGNED AND APPEAR ON THE FIRST SHEET OF THE PLANS OR ADDED AS AN ATTACHMENT.

- I HEREBY ACKNOWLEDGE AND CERTIFY THAT:
- I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT.
 - I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS OR RESULT IN A CHANGE IN FEE/DEPOSIT REQUIREMENTS.
 - CERTIFYING SUBMITTALS WITHOUT A DEVELOPMENT PERMIT COMPLETENESS REVIEW IS A PRIVILEGE AND REQUIRES ACCURATE SUBMITTAL ON A CONSISTENT BASIS.
 - SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE DENIAL OF FUTURE SUBMITTALS BY CERTIFICATION WITHOUT A DEVELOPMENT PERMIT COMPLETENESS REVIEW.
 - IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING OR NOT IN THE CORRECT DIGITAL FORMAT (PDF), THE PROJECT REVIEW WILL BE DELAYED.
 - I HAVE REVIEWED THE DSD CUSTOMER BILL OF RIGHTS AND UNDERSTAND THAT DSD STRIVES FOR AN ATMOSPHERE OF MUTUAL RESPECT, COURTESY AND ACCOUNTABILITY ON BOTH SIDES OF THE TABLE. I AGREE TO WORK IN GOOD FAITH WITH MY DEVELOPMENT PROJECT MANAGER, ASK CLARIFYING QUESTIONS, PROMPTLY RESPOND TO REQUESTS FOR INFORMATION AND DOCUMENTS, AND TREAT ALL STAFF WITH PROFESSIONAL COURTESY AND RESPECT.
 - THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME I, CHAPTER 1, SECTION 4, SECTION 5 AND/OR SECTION 6 (FOR REZONES).

FOR THE PROPOSED PROJECT, I HAVE DETERMINED THE APPROPRIATE PROCESS AND APPROVAL TYPES TO BE AS FOLLOWS:

PROJECT SCOPE (IN ACCORDANCE WITH ABOVE)

PROJECT PROCESS LEVEL (2-5): PROCESS 2 PROJECT APPROVAL NEEDED: SDP

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: ERIC BUCHANAN

SIGNATURE: _____ DATE: 03/04/2026

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: LUBPD-6F
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: 20,332 SF
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: (MAIN HOUSE) V-B NON-SPRINKLERED
(POOL HOUSE) V-B SPRINKLERED (NFFA 1SD)

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: 755 SF
PROPOSED 2ND FLOOR ADDITION AREA: 1,904 SF
TOTAL BUILDING AREA: 7,651 SF

PROPOSED FAR: 0.38

MAX COVERAGE: 60% (12,139 SF)
PROPOSED COVERAGE: 28% (7,651 SF)

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:
2025 CA RESIDENTIAL CODE
2025 CA BUILDING CODE
2025 CA ELECTRICAL CODE
2025 CA PLUMBING CODE
2025 CA MECHANICAL CODE
2025 CA FIRE CODE
2025 CA GREEN BUILDING CODE

PROJECT TEAM:

OWNER
ANDREW KAPLAN
2255 PASEO DORADO
LA JOLLA, CA 92031

ARCHITECT
OASIS ARCHITECTURE 4 DESIGN
1015 TURQUOISE STREET
SUITE 2
SAN DIEGO, CA 92109
TEL: (858) 713-5632
CONTACT: MARK MORRIS

SHEET INDEX:

T6 TITLE SHEET

ARCHITECTURAL

- A-10 SITE PLAN
A-12 LANDSCAPE PLAN
A-13 LANDSCAPE AREA DIAGRAM
A-14 IRRIGATION PLAN
A-21 DEMOLITION PLAN
A-31 MAIN HOUSE 1ST FLOOR PLAN
A-32 MAIN HOUSE 2ND FLOOR PLAN
A-41 MAIN HOUSE ROOF PLAN
A-51 MAIN HOUSE ELEVATIONS
A-52 MAIN HOUSE ELEVATIONS

SCOPE OF WORK FRJ-1153151

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, ADDITION OF TERRACE AND BALCONY TO PROPOSED SECOND FLOOR.

NOTICE OF COMPLETION CANNOT BE LOCATED.

KAPLAN RESIDENCE
2255 PASEO DORADO
LA JOLLA, CA 92031

1. SDP SUBMITTAL SET
01/24/2026
2. SDP SUBMITTAL SET
06/17/2026
3. SDP SUBMITTAL SET
08/27/2026
- 4.



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&
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858-273-5632

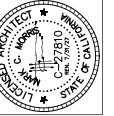
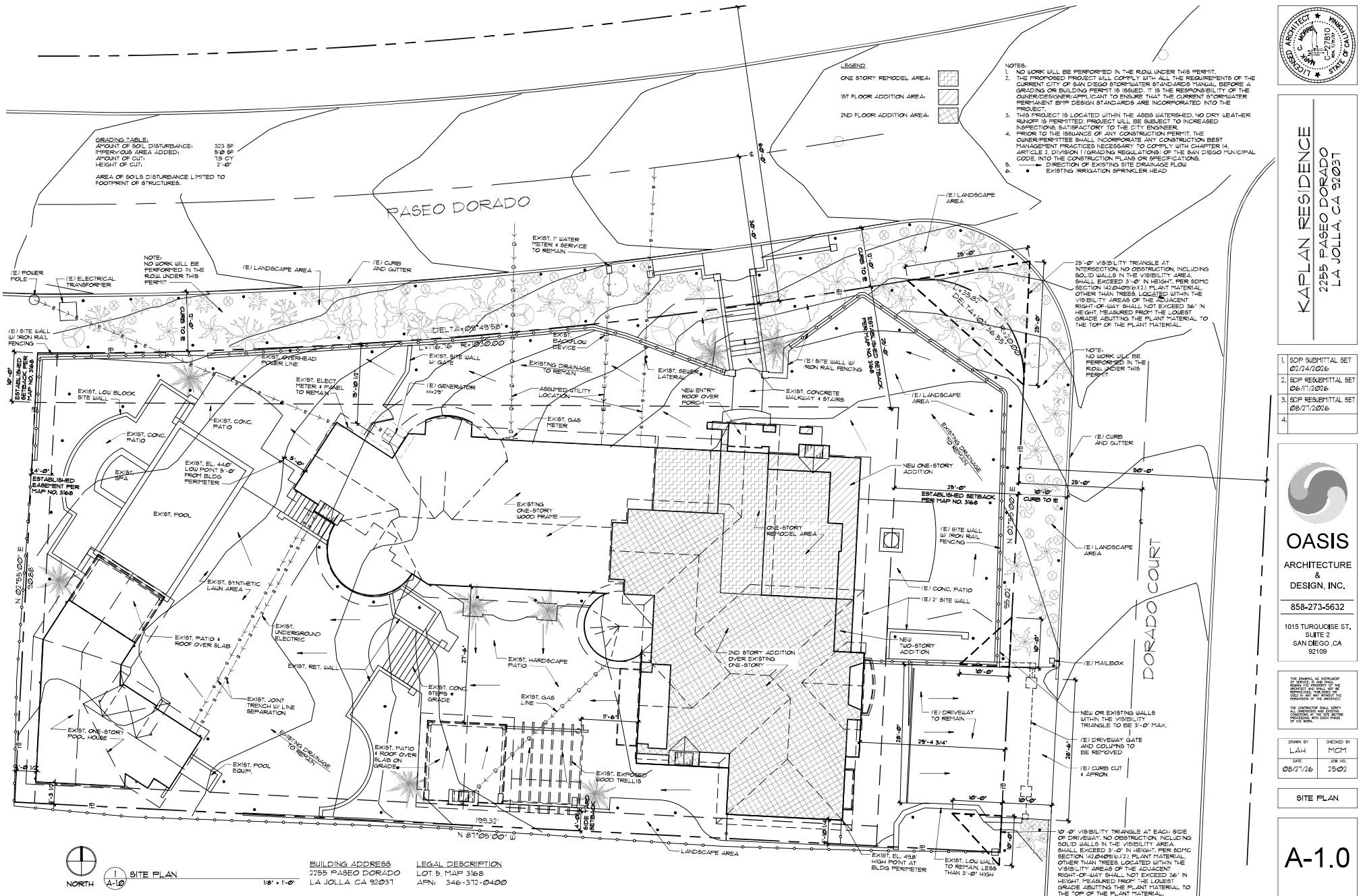
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92109

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DRAWN BY LAH CHECKED BY MCM
DATE 08/27/26 JOB NO. 2502

TITLE SHEET

TS



KAPLAN RESIDENCE
2255 PASEO DORADO
LA JOLLA, CA 92037

1. SDP SUBMITTAL SET
02/24/2026
2. SDP SUBMITTAL SET
06/17/2026
3. SDP SUBMITTAL SET
08/27/2026
4.



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SUITE 2
SAN DIEGO, CA
92109

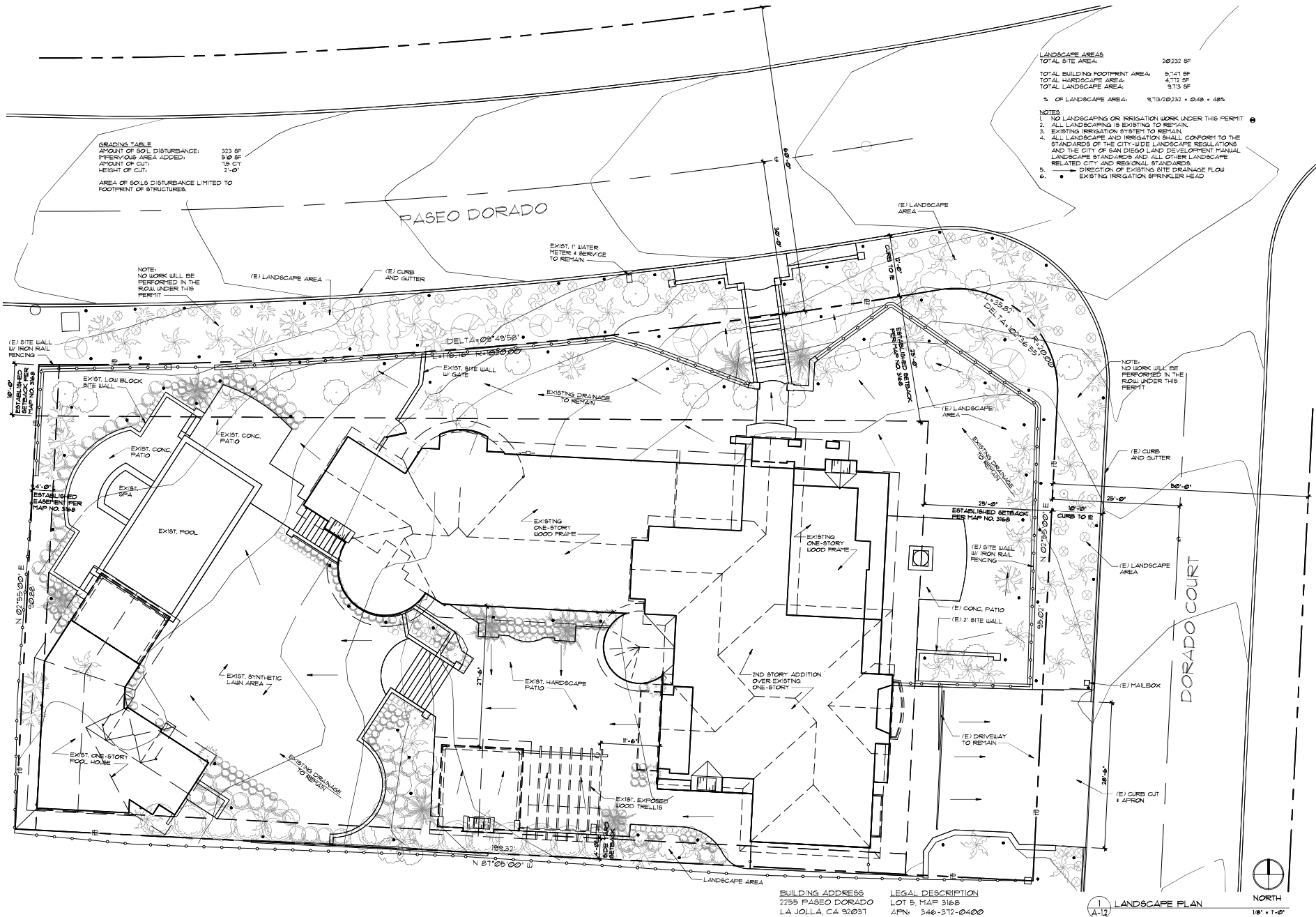
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LAH
DATE
08/27/26

CHECKED BY
MCM
JOB NO.
2502

SITE PLAN

A-1.0



KAPLAN RESIDENCE
 2255 PASEO DORADO
 LA JOLLA, CA 92031

1. SDP SUBMITTAL SET 01/24/2016
2. SDP RESUBMITTAL SET 06/17/2016
3. SDP RESUBMITTAL SET 08/27/2016
- 4.

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 SAN DIEGO, CA 92109

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 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING CONDITIONS WITH EACH PROJECT OF THE PROJECT.

DRAWN BY: LAH
 CHECKED BY: MCM
 DATE: 08/27/16
 JOB NO.: 2502

LANDSCAPE PLAN

A-1.2

LANDSCAPE AREAS
 TOTAL SITE AREA: 20130 SF

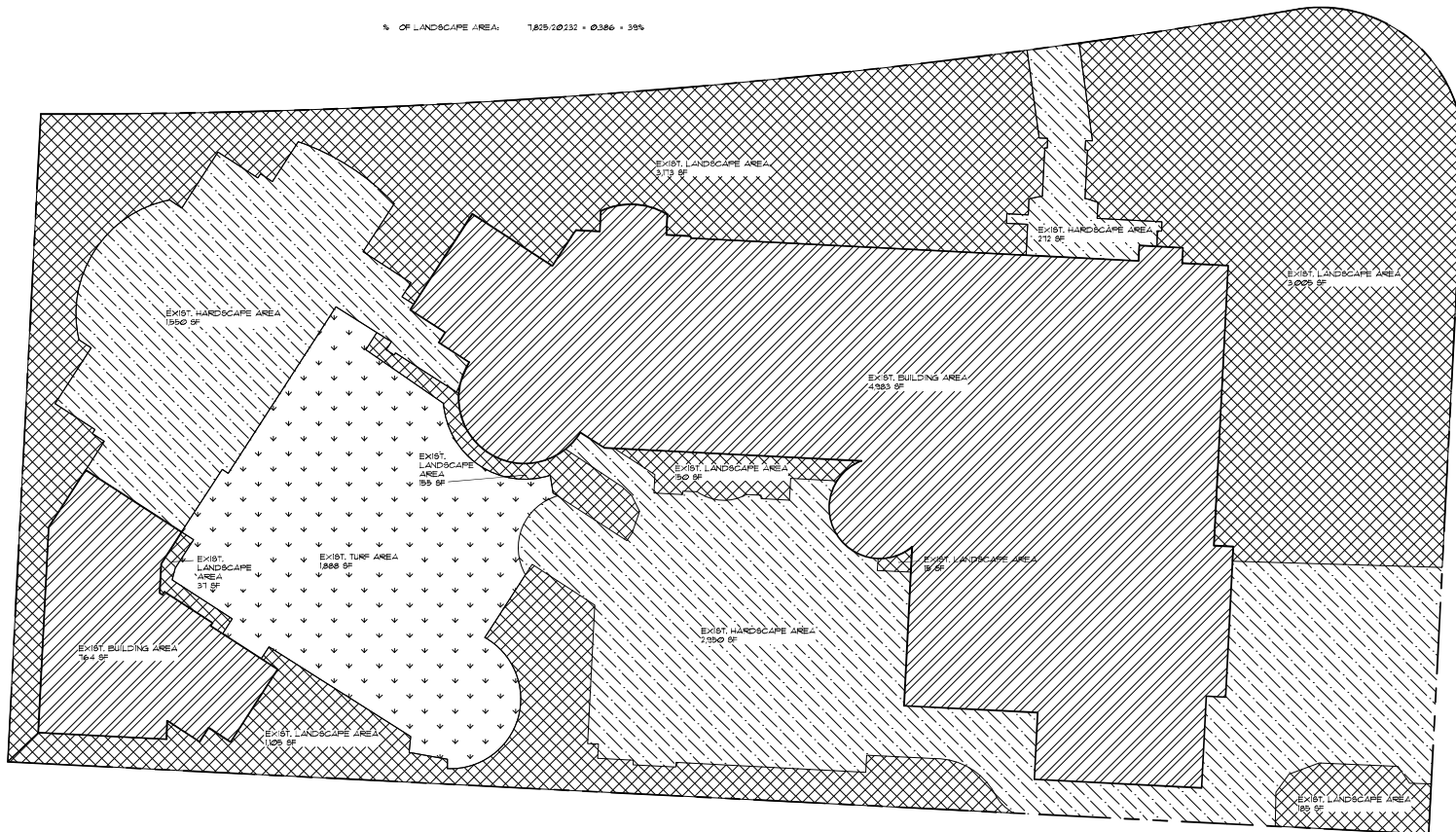
TOTAL BUILDING FOOTPRINT AREA: 5,741 SF

TOTAL HARDSCAPE AREA: 4,772 SF

TOTAL TURF AREA: 1,868 SF

TOTAL LANDSCAPE AREA: 7,625 SF

% OF LANDSCAPE AREA: 7,625/20130 = 0.386 = 39%



BUILDING ADDRESS
 2255 PASEO DORADO
 LA JOLLA, CA 92031

LEGAL DESCRIPTION
 LOT 5, MAP 3168
 APN: 346-572-0400

1
 A-13

LANDSCAPE AREA DIAGRAM
 1/8" = 1'-0"



KAPLAN RESIDENCE
 2255 PASEO DORADO
 LA JOLLA, CA 92031

1. SDP SUBMITTAL SET
02/24/2026
2. SDP RESUBMITTAL SET
06/11/2026
3. SDP RESUBMITTAL SET
08/21/2026
- 4.



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 PROPOSED DESIGN AND IS NOT
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 PERMISSION OF THE ARCHITECT.

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 ALL DIMENSIONS AND EXISTING
 CONDITIONS WITH EACH PORTION
 OF THE WORK.

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 CHECKED BY: MCM
 DATE: 08/27/26
 JOB NO.: 2502

LANDSCAPE PLAN

A-1.3



- NOTES
1. NO LANDSCAPING OR IRRIGATION WORK UNDER THIS PERMIT
 2. ALL LANDSCAPING IS EXISTING TO REMAIN.
 3. EXISTING IRRIGATION SYSTEM TO REMAIN.
 4. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-USE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 5. → DIRECTION OF EXISTING SITE DRAINAGE FLOW
 6. ● EXISTING IRRIGATION SPRINKLER HEAD

NOTE: NO WORK WILL BE PERFORMED IN THE ROW UNDER THIS PERMIT

NOTE: NO WORK WILL BE PERFORMED IN THE ROW UNDER THIS PERMIT

KAPLAN RESIDENCE
2255 PASEO DORADO
LA JOLLA, CA 92037

1. SDP SUBMITTAL SET
01/24/2016
2. SDP RESUBMITTAL SET
06/17/2016
3. SDP RESUBMITTAL SET
08/27/2016
- 4.



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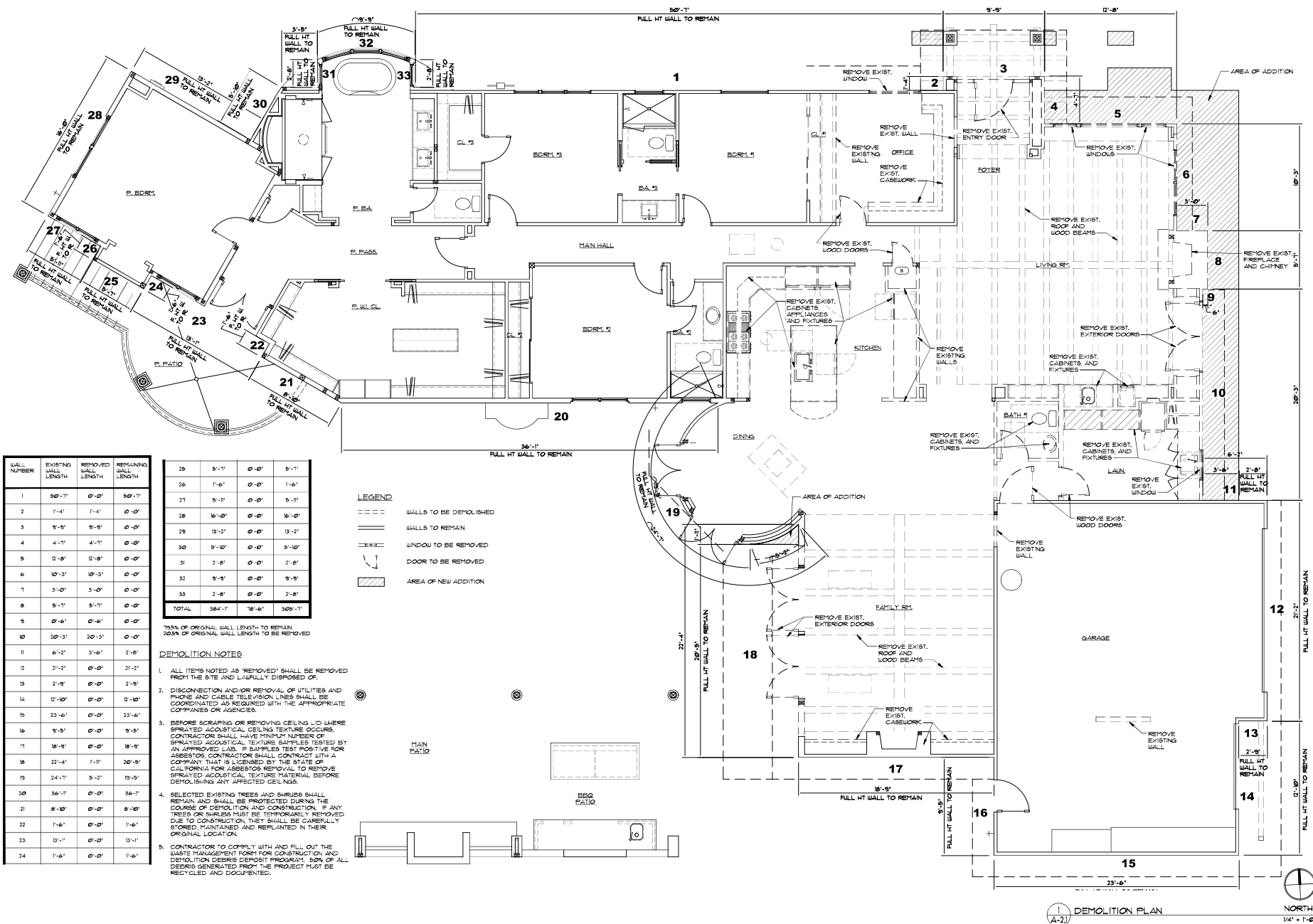
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DATE 08/17/16	JOB NO. 2502

IRRIGATION PLAN

A-1.4

1
A-1.4 IRRIGATION PLAN
1/8" = 1'-0"





KAPLAN RESIDENCE
2255 PASEO DORADO
LA JOLLA, CA 92037

- SDP SUBMITTAL SET
01/24/2026
- SDP RESUBMITTAL SET
06/17/2026
- SDP RESUBMITTAL SET
08/27/2026
-

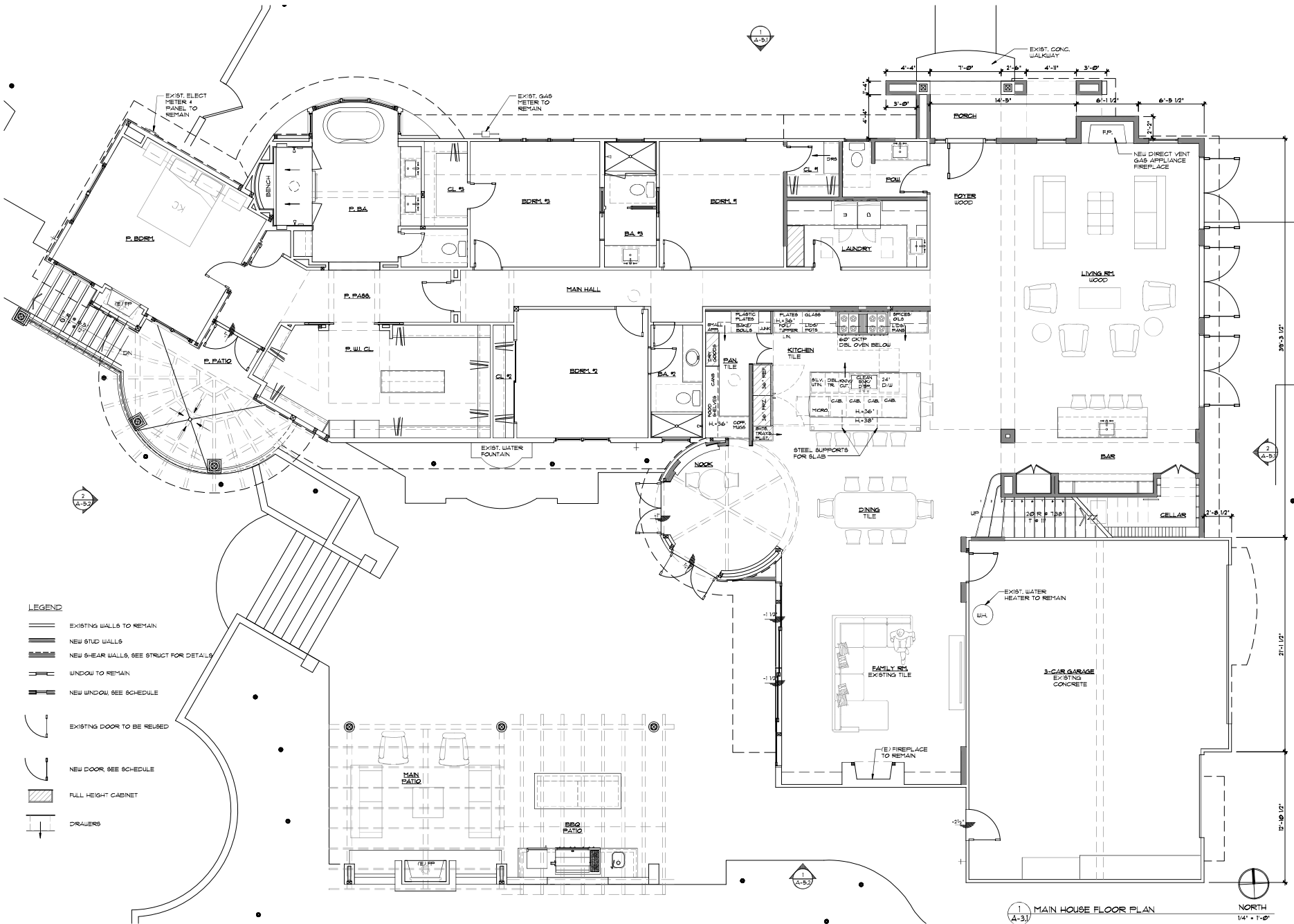
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858-273-5632
1015 TURQUOISE ST.,
SUITE 2
SAN DIEGO, CA
92109

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DATE: 08/27/26
JOB NO.: 2502

DEMO PLAN

A-2.1



KAPLAN RESIDENCE
2255 PASEO DORADO
LA JOLLA, CA 92037

- SDP SUBMITTAL SET
01/24/2006
- SDP RESUBMITTAL SET
06/17/2006
- SDP RESUBMITTAL SET
08/27/2006
-



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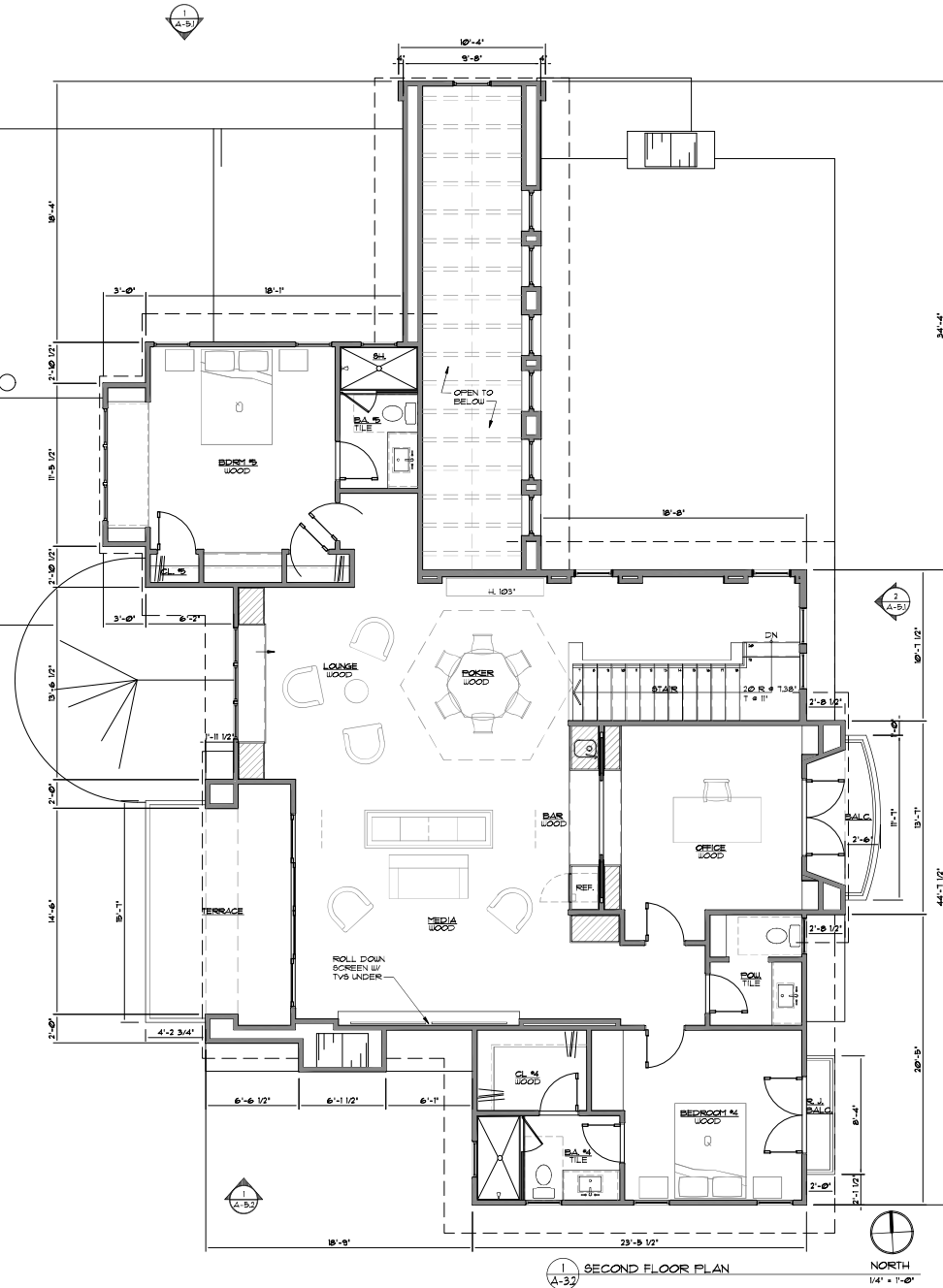
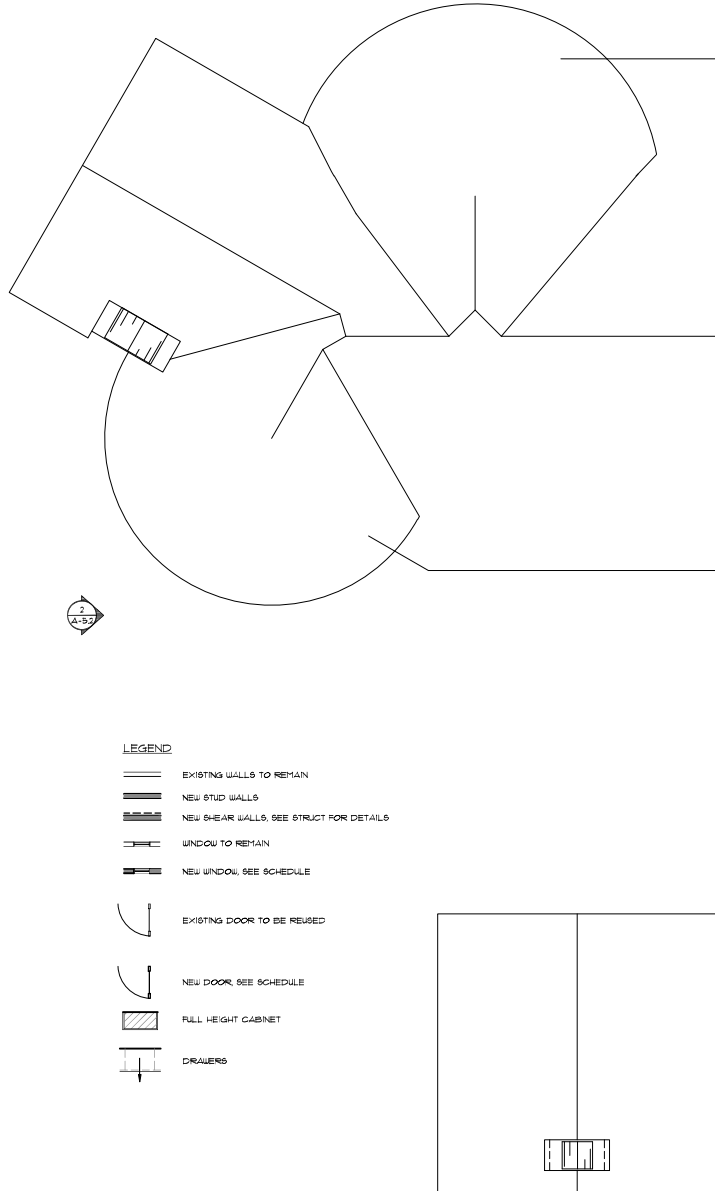
1015 TURQUOISE ST.,
SUITE 2
SAN DIEGO, CA
92109

THE DRAWING IS INTENDED
TO BE USED AS A GUIDE
FOR THE CONSTRUCTION OF
THE PROJECT. THE OWNER
IS RESPONSIBLE FOR THE
ACCURACY OF THE
INFORMATION ON THE PROJECT.

DRAWN BY LAH	CHECKED BY MCM
DATE 08/27/06	JOB NO. 2502

FLOOR PLANS

A-3.1



KAPLAN RESIDENCE
2255 PASEO DORADO
LA JOLLA, CA 92037

1. SDP SUBMITTAL SET
01/24/2016
2. SDP RESUBMITTAL SET
06/17/2016
3. SDP RESUBMITTAL SET
08/27/2016
- 4.



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SUITE 2
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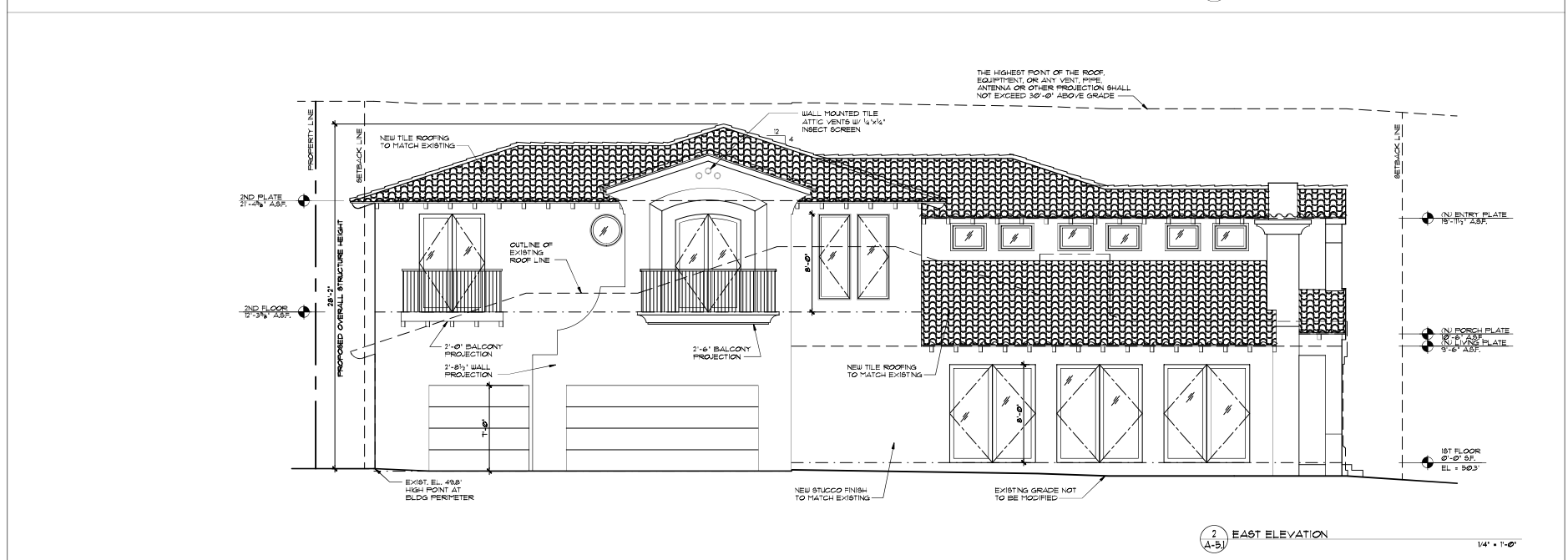
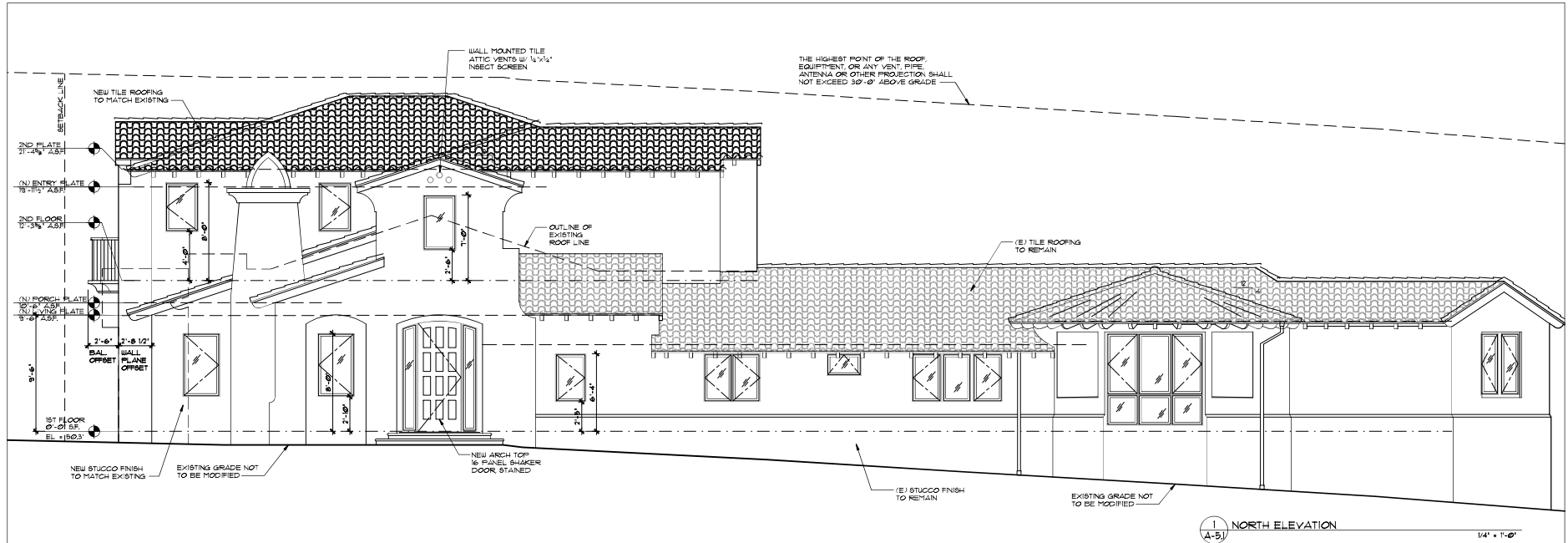
CHECKED BY
MCM

DATE
08/27/16

JOB NO.
2502

FLOOR PLANS

A-3.2



KAPLAN RESIDENCE

2255 PASEO DORADO
LA JOLLA, CA 92037

1. SDP SUBMITTAL SET
01/24/2016

2. SDP RESUBMITTAL SET
06/17/2016

3. SDP RESUBMITTAL SET
08/27/2016

4.

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858-273-5632

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SUITE 2
SAN DIEGO, CA
92109

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DRAWN BY
LAH

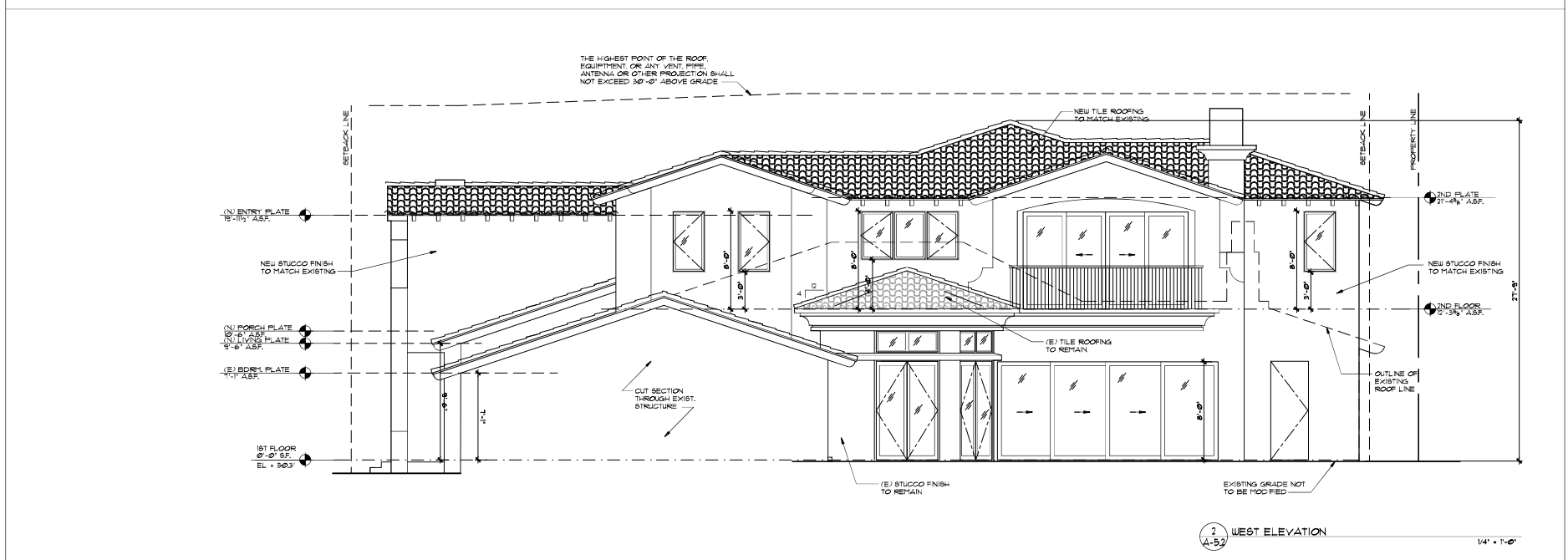
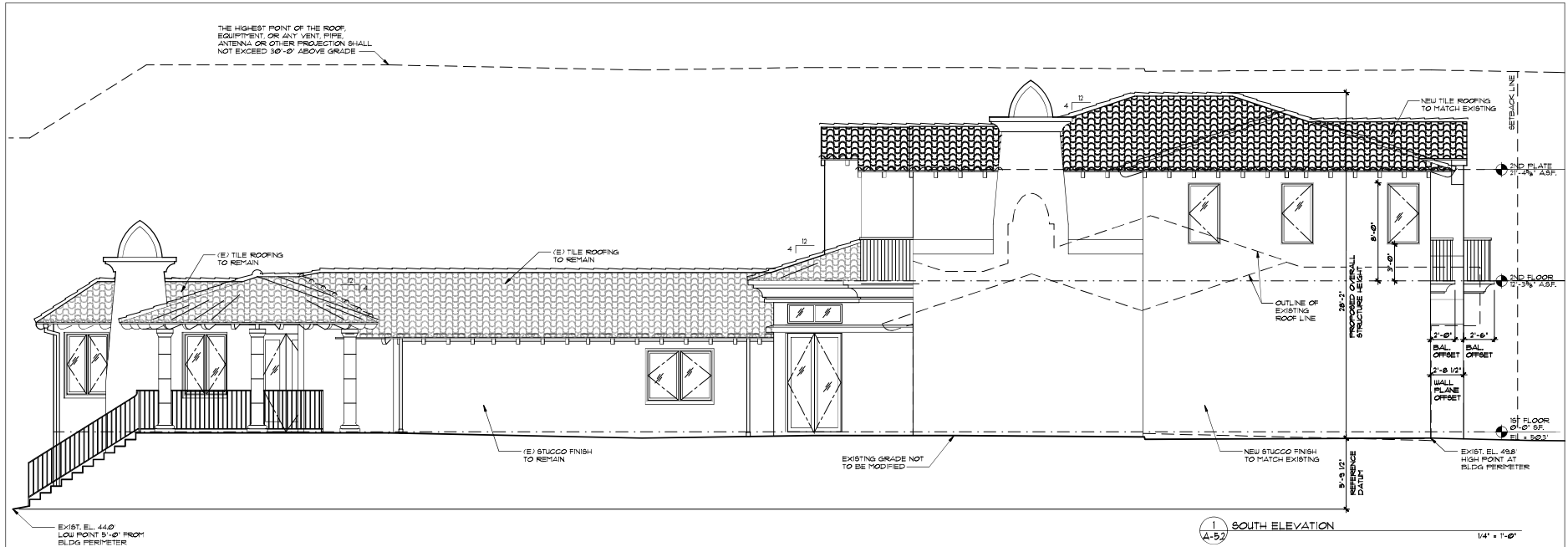
CHECKED BY
MCM

DATE
08/27/16

JOB NO.
2502

ELEVATIONS

A-5.1



KAPLAN RESIDENCE
2255 PASEO DORADO
LA JOLLA, CA 92037

1. SDP SUBMITTAL SET
01/24/2026
2. SDP SUBMITTAL SET
06/17/2026
3. SDP SUBMITTAL SET
08/27/2026
- 4.



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ARCHITECTURE
&
DESIGN, INC.

858-273-5632

1015 TURQUOISE ST.,
SUITE 2
SAN DIEGO, CA
92109

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FOR THE USE OF THE ARCHITECT
AND IS NOT TO BE USED FOR
ANY OTHER PURPOSE. THE
ARCHITECT SHALL BE RESPONSIBLE
FOR THE PROTECTION OF THE
DRAWING AND SHALL NOT BE
RESPONSIBLE FOR THE PROTECTION
OF THE PROJECT.

DRAWN BY
LAH
DATE
08/27/26

CHECKED BY
MCM
JOB NO.
2502

ELEVATIONS

A-5.2



7980 Dorado Court



7978 Dorado Court



7971 Dorado Court



7981 Dorado Court



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: Neighbor photos
DATE: 06/12/2025

KAPLAN RESIDENCE



2305 Paseo Dorado



2304 Paseo Dorado



2264 Paseo Dorado



2234 Paseo Dorado



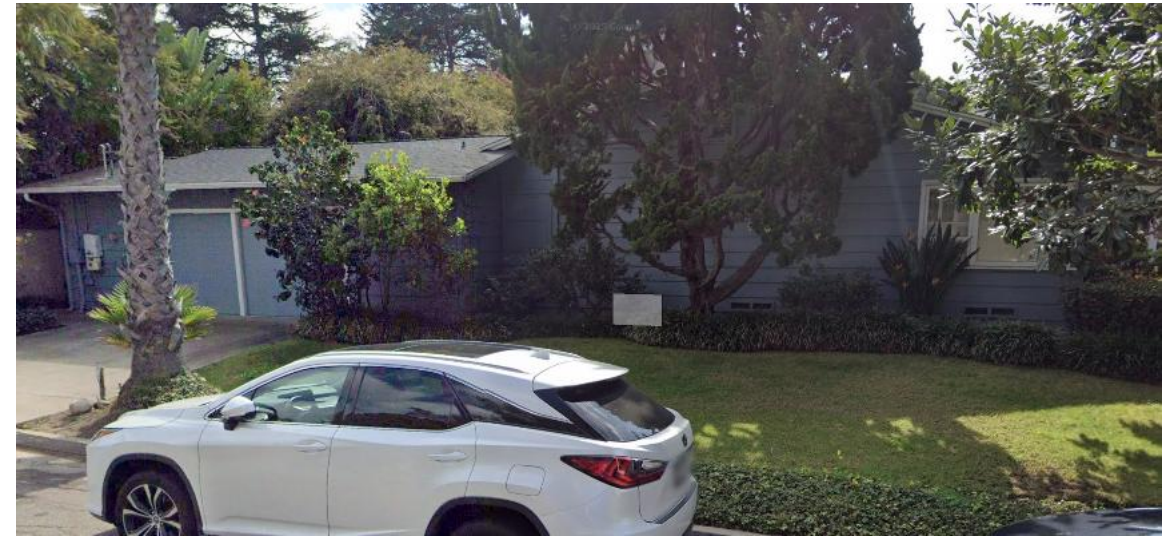
OASIS ARCHITECTURE & DESIGN, INC.

TITLE: Neighbor photos
DATE: 06/12/2025

KAPLAN RESIDENCE



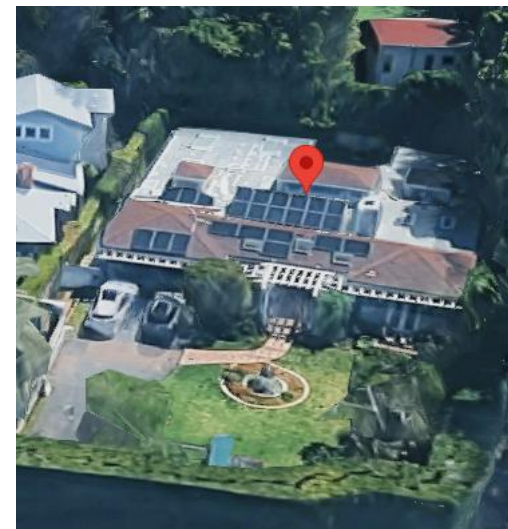
8011 La Jolla Shores Drive



7995 La Jolla Shores Drive



7989 La Jolla Shores Drive



7981 La Jolla Shores Drive



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: Neighbor photos
DATE: 06/12/2025

KAPLAN RESIDENCE



2358 Torrey Pines Road



7955 La Jolla Shores Drive



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: Neighbor photos
DATE: 06/12/2025

KAPLAN RESIDENCE



Roof- Spanish tile – to match existing



Exposed Wood – to match existing



Stucco to match existing



Copper Gutters – to match existing

Materials: 2255 Paseo Dorado



OASIS ARCHITECTURE & DESIGN, INC.

TITLE: Materials Board
DATE: 06/22/2025

KAPLAN RESIDENCE

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

April 6, 2026

To: La Jolla Shores Permit Review Committee

Re: 2255 Paseo Dorado, La Jolla Ca. 92037

Proposed Remodel and second story addition

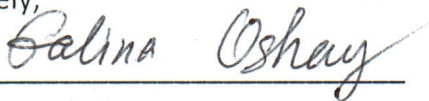
Dear Committee Members,

We are residents of La Jolla Shores, and are owners of the property located at 7980 Dorado Ct., La Jolla 92037. Our property is immediately adjacent to the Southern boundary of the subject property at 2255 Paseo Dorado, La Jolla, Ca 92037, owned by Andrew Kaplan who proposes to remodel said property and to include a second story addition.

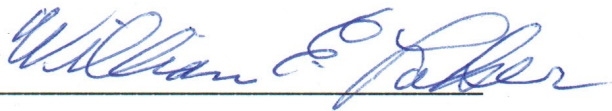
With the understanding that Mr. Kaplan's proposed remodel and second story addition will be reviewed and considered by your committee, the La Jolla Shores Permit Review Committee as well as the La Jolla Community Planning Association and the City of San Diego, we would like it to be known that we have no objections to the proposed project and would like to express our support of the project.

Thank you for considering our input.

Sincerely,

A handwritten signature in black ink that reads "Galina Oshay". The signature is written in a cursive style and is positioned above a horizontal line.

Galina Oshay, Trustee of the OSHAY GALINA K FAMILY TRUST

A handwritten signature in blue ink that reads "William E. Laker". The signature is written in a cursive style and is positioned above a horizontal line.

William E, Laker



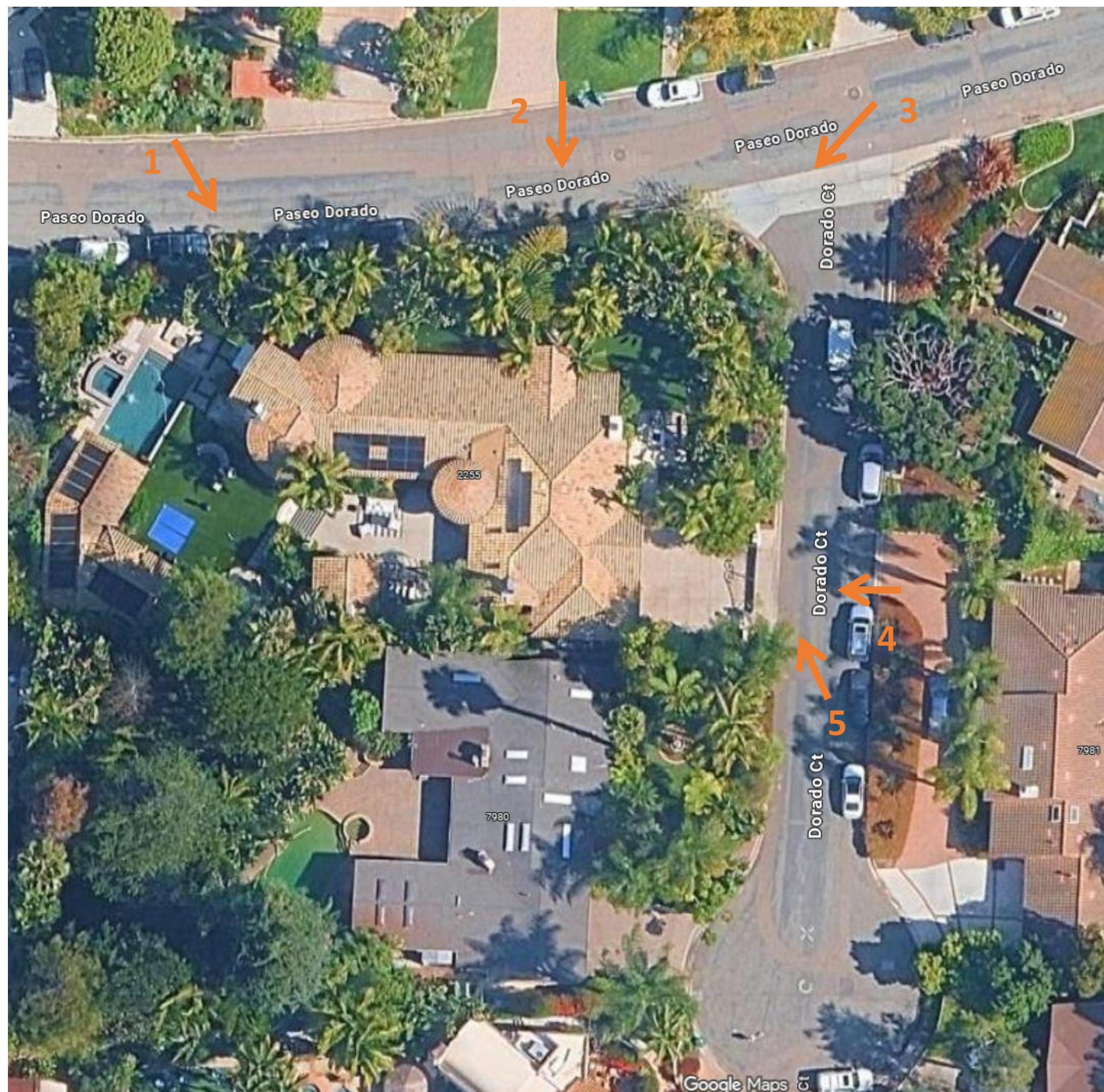
1015 Turquoise Street, ST 2
San Diego, CA 92109
Phone (858) 273-5632
Fax (858)273-5655

Date: February 18, 2026
Project #: 2502

FAR / SETBACK TABULATION
La Jolla Shores Planned District Survey

REF: KAPLAN RESIDENCE
2255 Paseo Dorado
La Jolla, CA 92037

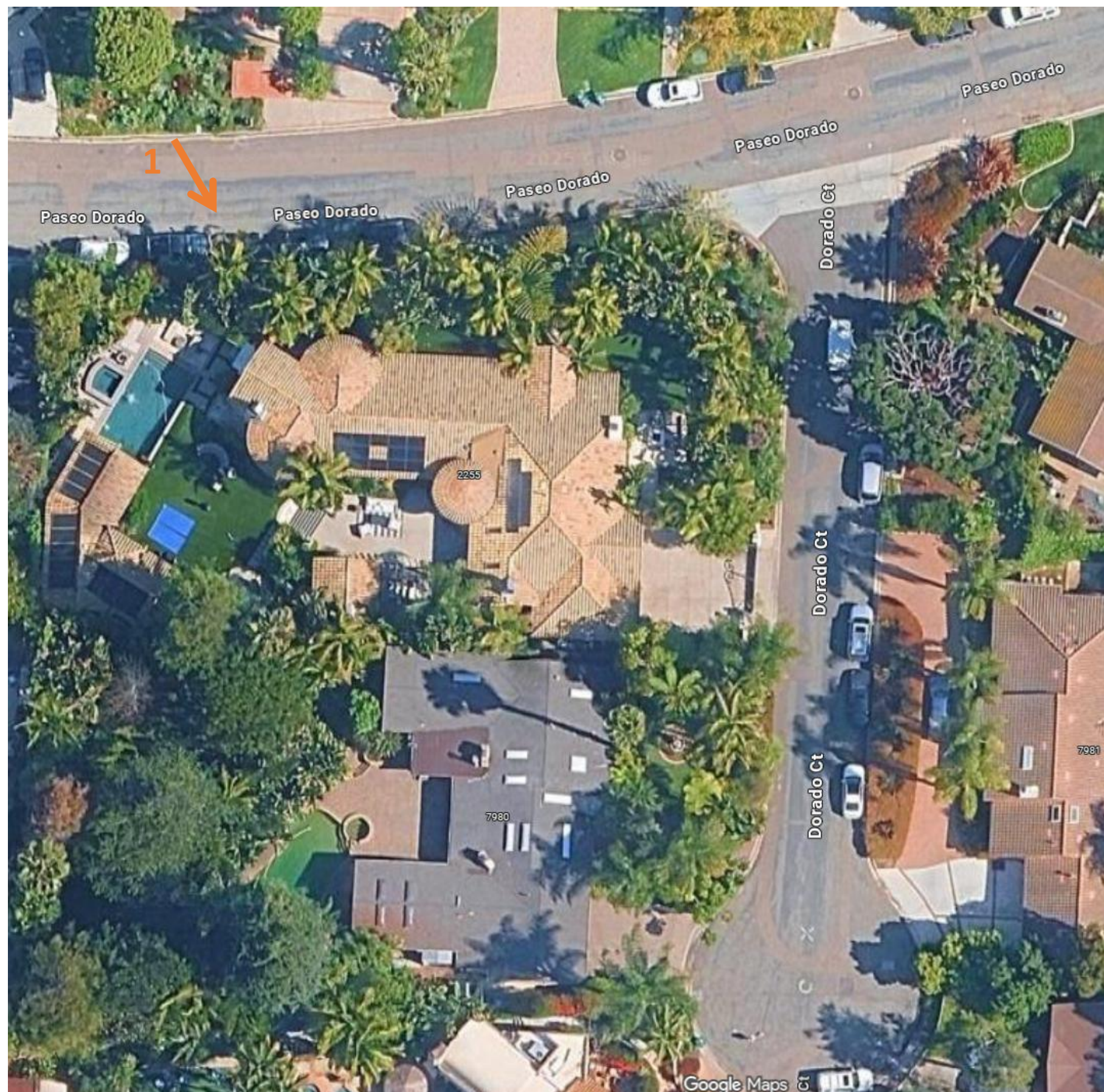
Property Address	Site Area	Total Structure Area	FAR	Side yard Setbacks	Front yard Setback	Stories	Materials	Roofing	Style
2255 Paseao Dorado (Subject Property proposed)	20,232	7655	0.38	16' / 5'	25'	2	stucco	spanish tiles	Mediterranean
7980 Dorado Court	22,215	3945	0.18	4' / 4' / 5'	25'		stucco	asphalt shingles	Ranch
7978 Dorado Court	17,500	6817	0.39	4' / 4' / 5'	15'	2	stucco	spanish tiles	Mediterranean
7971 Dorado Court	21,600	3250	0.16	13' / 17'	20'		stucco siding	asphalt shingles	Ranch
7981 Dorado Court	19,800	4010	0.20	4' / 4'	25'		stucco	spanish tiles	Mediterranean
2305 Paseo Dorado	18,810	3750	0.20	4' / 5'	20'		wood siding	asphalt shingles	Ranch
2304 Paseo Dorado	20,473	2680	0.13	6' / 12'	20'		painted wood	asphalt shingles	Ranch
2264 Paseo Dorado	20,400	5300	0.26	4' / 4'	20'		horizontal wood	asphalt shingles	Midcentury
2234 Paseo Dorado	19,602	3350	0.17	8' / 8'	20'		painted wood	asphalt shingles	Ranch
8011 La Jolla Shores Drive	8,900	3200	0.36	4' / 4'	20'	2	painted wood	asphalt shingles	Ranch
7995 La Jolla Shores Drive	7,623	2990	0.39	4' / 4'	20'		painted wood	asphalt shingles	Ranch
7989 La Jolla Shores Drive	7,682	3421	0.45	4' / 4'	20'	2	painted wood	asphalt shingles	Ranch
7981 La Jolla Shores Drive	7,501	3959	0.53	4' / 4'	20'	2	stucco	asphalt shingles	Ranch
2358 Torrey Pines Road	3 stories 40'						stucco	BUR	Modern
7955 La Jolla Shores Drvie	10 story 120'						stucco	BUR	Modern



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



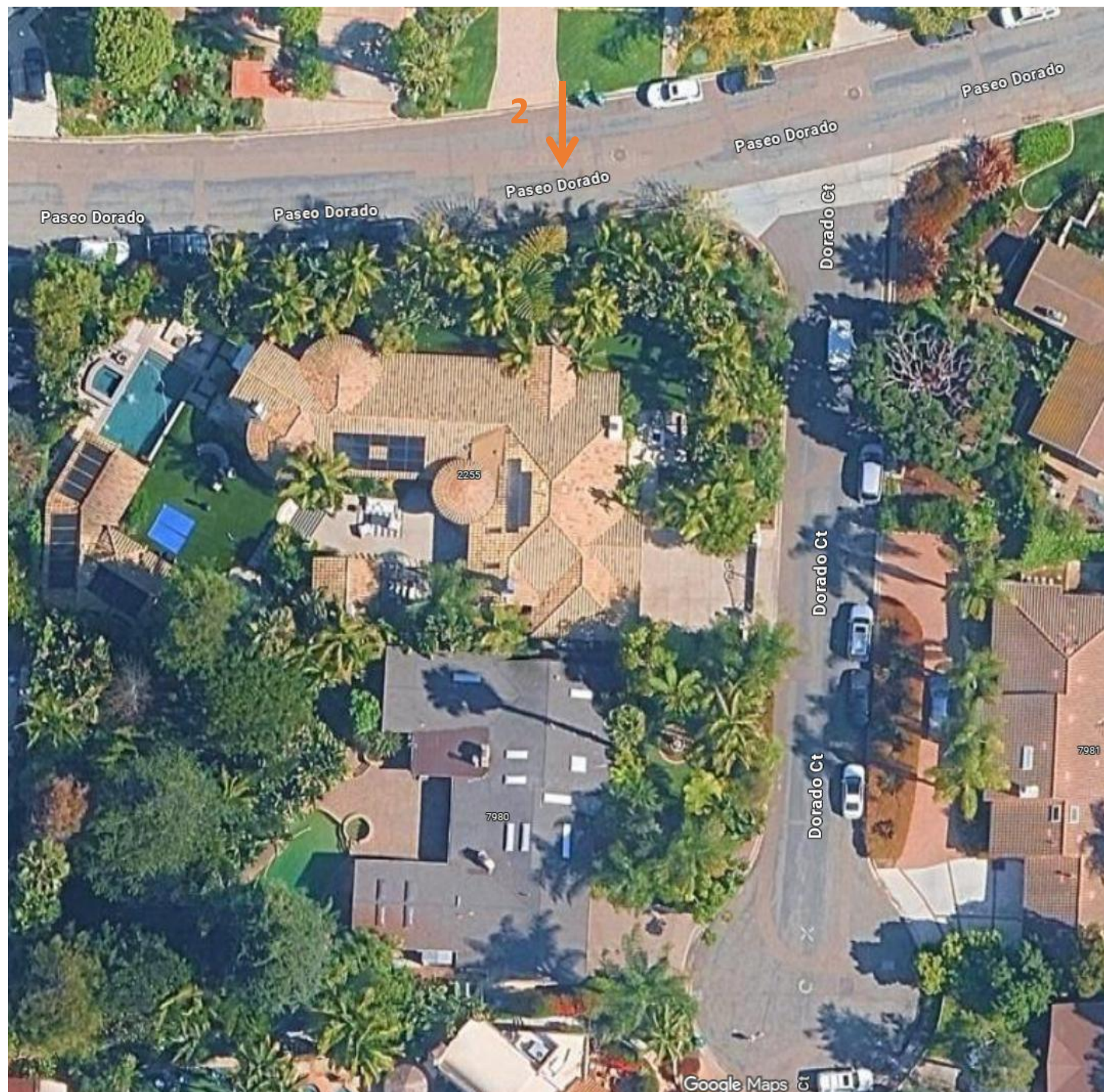
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OASIS ARCHITECTURE & DESIGN, INC.

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



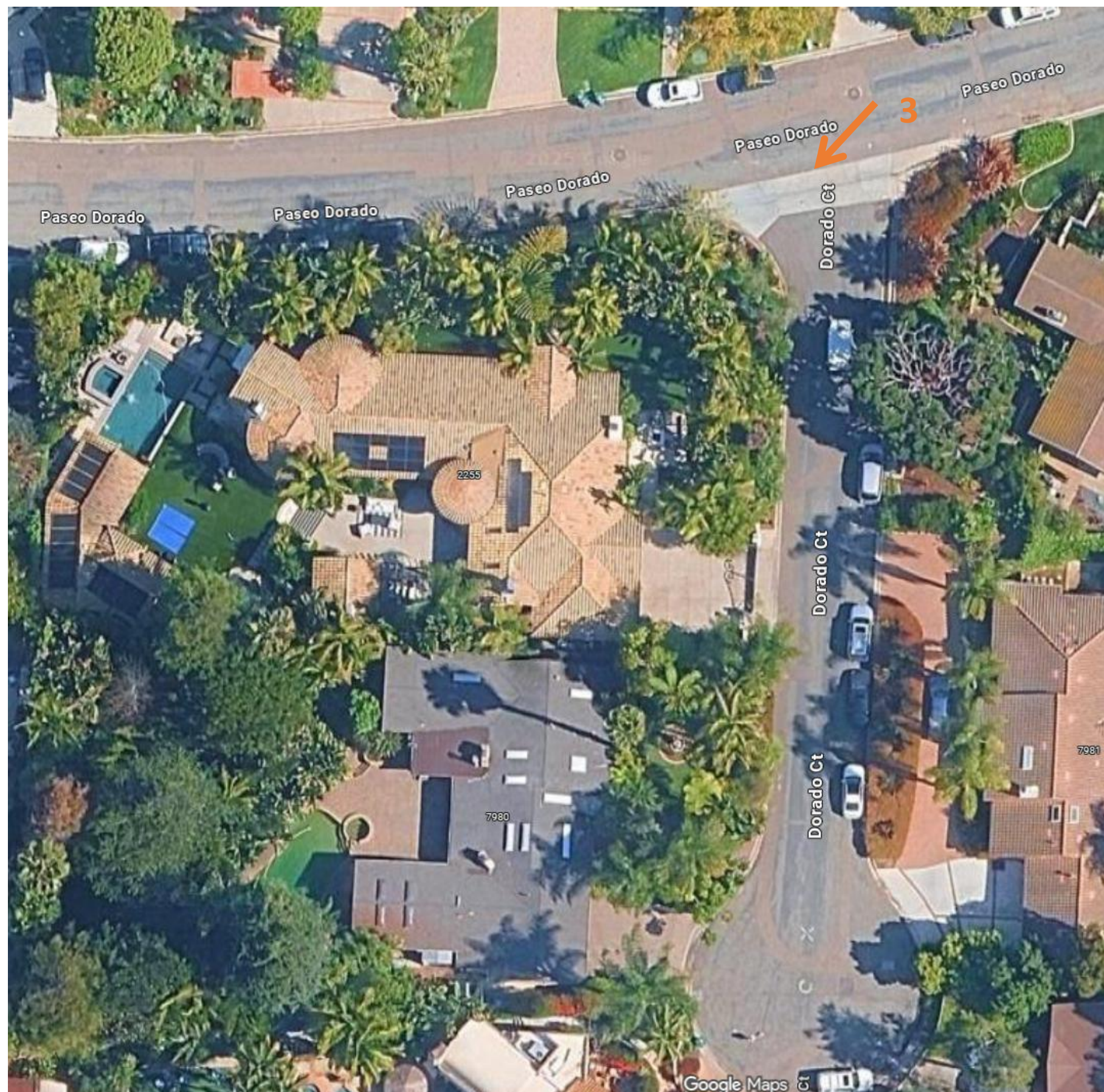
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OASIS ARCHITECTURE & DESIGN, INC.

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



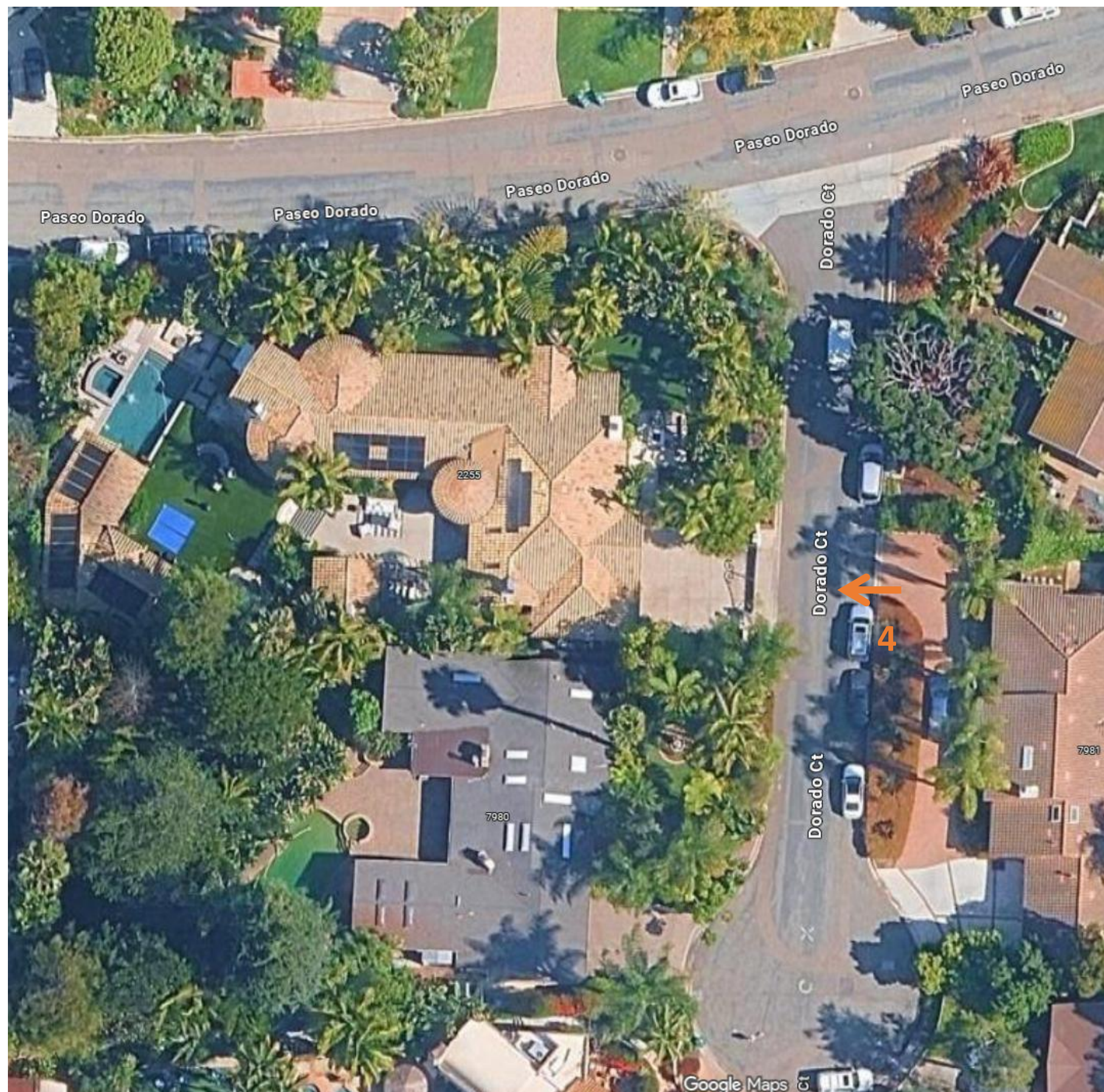
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OASIS ARCHITECTURE & DESIGN, INC.

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



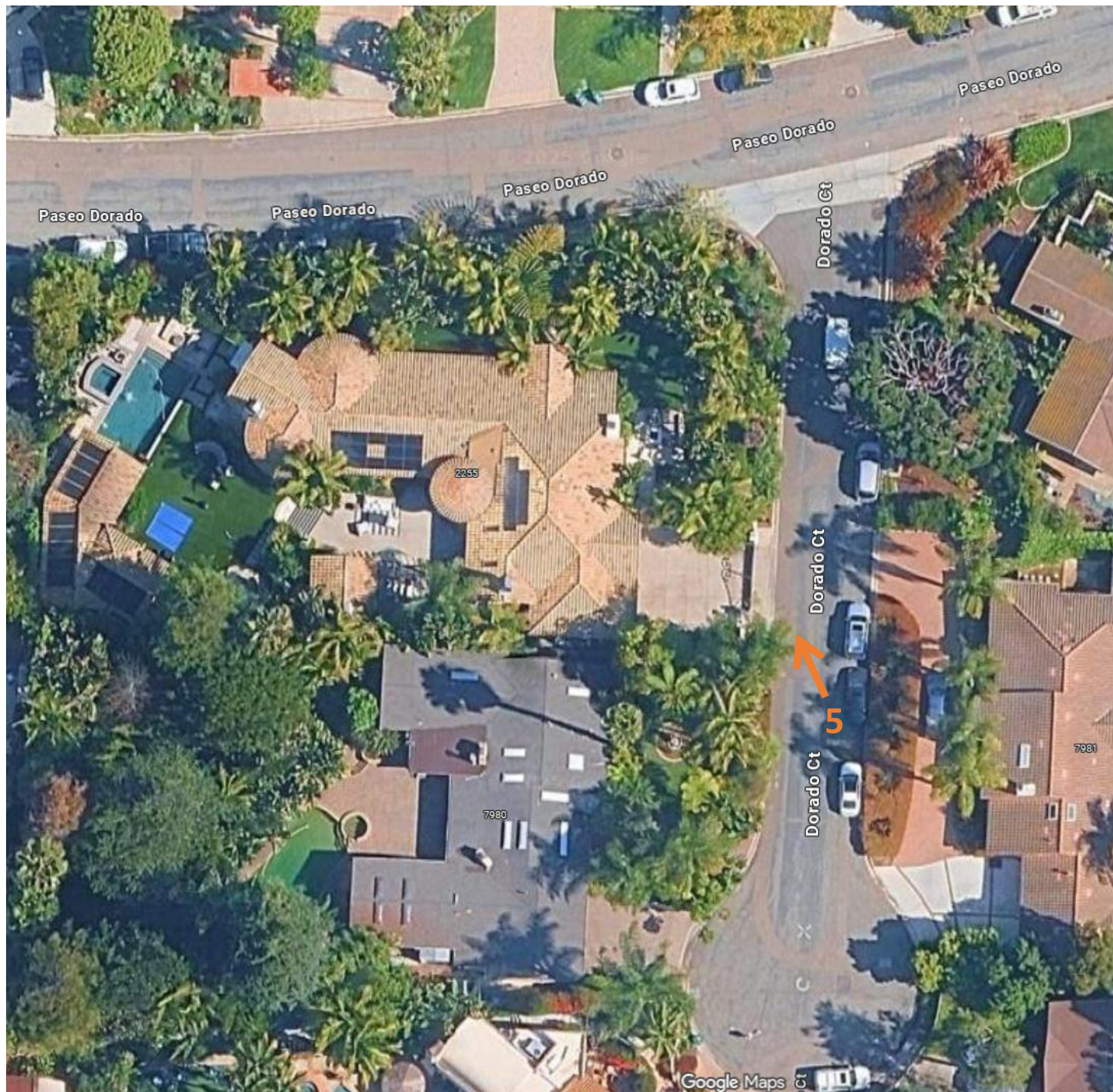
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OASIS ARCHITECTURE & DESIGN, INC.

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



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

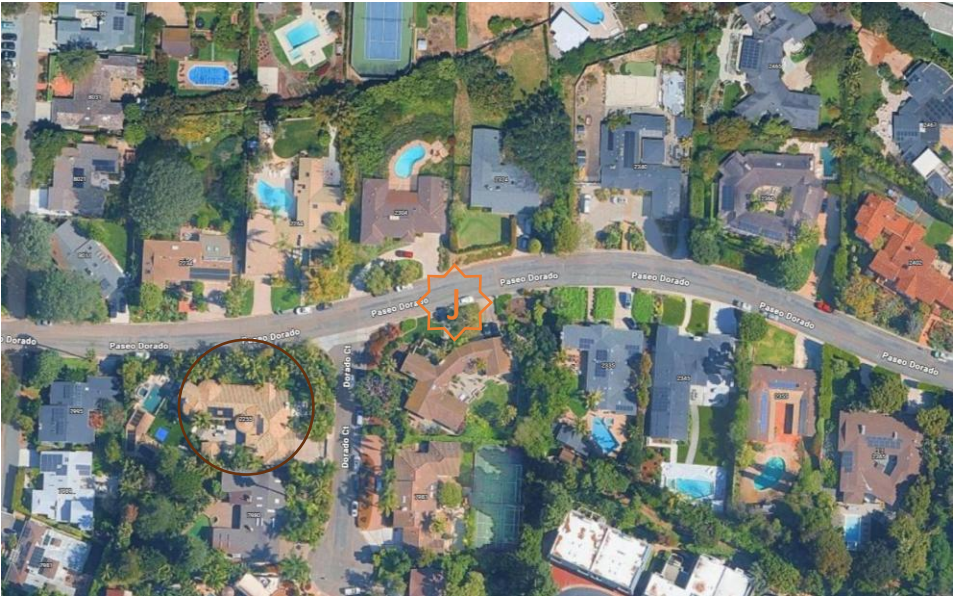
KAPLAN RESIDENCE



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