



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 1, 2023 REPORT NO. HO-23-003
HEARING DATE: February 8, 2023
SUBJECT: DORADO COURT, Process Three Decision
PROJECT NUMBER: [698729](#)

OWNER/APPLICANT: Perlman Family Trust / Katy Hamilton – Stephen Dalton Architects

SUMMARY

Should the Hearing Officer approve an application to add 721 square feet to an existing 4,433 square-foot single-family residence located at 7981 Dorado Court within the La Jolla Community Planning area?

Staff Recommendation:

1. Approve Site Development Permit No. 2605963 (amendment to La Jolla Shores Permit No. 91-0473).

Community Planning Group Recommendations: On May 5, 2022, the La Jolla Community Planning Association voted 15-0-1 to recommend approval of the proposed project without conditions.

La Jolla Shores Planned District Advisory Board Recommendation: On May 18, 2022, the La Jolla Shores Planned District Advisory Board voted 5-0-0 to recommend approval of the project.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 4, 2022, and the opportunity to appeal that determination ended on November 21, 2022.

BACKGROUND

The 0.48-acre site is located at 7981 Dorado Court in the La Jolla Shores Planned District Single Family (LJSPD-SF) zone within the Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit, and Transit Area Overlay Zone in the La Jolla Community Plan and Local Coastal Program Land Use Plan

(Community Plan). It is currently entitled by La Jolla Shores Permit/Coastal Development Permit 91-0473, issued by the Planning Director on November 6, 1991. That permit was for a 2,800-square-foot expansion of the existing home, for an existing total of 4,433 square feet,

The current project will amend La Jolla Shores Permit 91-0473 to allow a 721-square-foot addition to the existing residence.

A La Jolla Shores Planned District Permit (processed as a Process 3 Site Development Permit) is required in the LJSPD per SDMC 1510.0201(a) to amend La Jolla Shores Permit 91-0473. Because the project will not demolish or remove more than 50% of the exterior walls of the existing structure (it demolishes only 37%), it is exempt from a Coastal Development Permit pursuant to SDMC 126.0704(a)(5) and an amendment to Coastal Development Permit 91-0473 is not required.

DISCUSSION

The proposed project includes the partial demolition of 37% of the existing exterior walls, renovation of the existing residence with new windows, doors, a metal roof, a roof deck, and a mixture of wood siding, stucco, and cement paneling, and the construction of a new golf simulator space and second-story maid's room with bath, totaling 721 square feet. A remodel of the home's interior spaces is also a part of the project, although these interior improvements would not separately require a Site Development Permit per SDMC 1510.0201(a).

The Community Plan designates the site for low-density residential uses (0 - 5 dwelling units/acre), and the project is consistent with this land use designation. There are no public view corridors, vantage points, or physical access routes from the project site.

The Project complies with the Community Plan's "Community Character" recommendations within the Residential Land Use Element, which are implemented by the La Jolla Shores Planned District's (Planned District) SF Zone regulations. The new exterior renovations are primarily stucco, to fit in with the existing neighborhood context. Wood accent panels will enhance the stucco and provide harmonious and non-repetitive elevations. New windows and doors will bring the residence up to contemporary standards. The low horizontal roof of the residence will remain as-is, except for a small portion over the garage where additional space and a small roof deck will be added. The height with the new addition would be at 26 feet and 3 inches which is below the 30-foot height limit. Also, the second-floor addition has been kept to a minimum footprint and located on the south side of the existing residence so as to limit impacts to the overall character of the house, and by stepping back the second floor as recommended in the community plan. The proposed development will observe setbacks to all property lines consistent with other properties within the vicinity.

There are no Environmentally Sensitive Lands on or adjacent to the project site, and the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 - Existing Facilities. The project complies with the La Jolla Shores Planned District SF Zone regulations including height, density, building setbacks, lot coverage, and parking. No deviations are requested.

CONCLUSION

Staff has reviewed the proposal and has determined that all project issues have been addressed. The project conforms with the Community Plan, General Plan, and the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions of approval (Attachment 4 and 5) and recommends the Hearing Officer APPROVE Site Development Permit No. 2605963.

ALTERNATIVES

1. Approve Site Development Permit No. 2605963, with modifications.
2. Deny Site Development Permit No. 2605963, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Hector Rios

Hector Rios, Development Project Manager

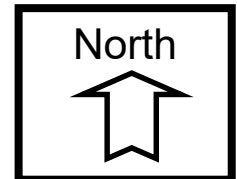
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. La Jolla Shores Planned District Advisory Board Recommendation
9. Ownership Disclosure Statement
10. Project Plans



Project Location Map

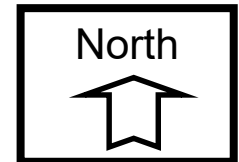
Dorado Court
Project No. 698729 - 7981 Dorado Court





Land Use Map

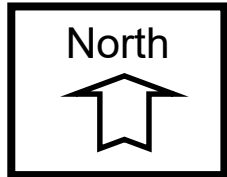
Dorado Court
 Project No. 698729 - 7981 Dorado Court





Aerial Photograph

Dorado Court
Project No. 698729 - 7981 Dorado Court



HEARING OFFICER RESOLUTION NO. XXXX
SITE DEVELOPMENT PERMIT NO. 2605963
DORADO COURT - PROJECT NO. 698729
AMENDMENT TO LA JOLLA SHORES PERMIT 91-0473

WHEREAS, RONALD E. PERLMAN AND MONICA PERLMAN, TRUSTEES OF THE PERLMAN FAMILY TRUST DECLARATION DATED AUGUST 31, 1990 Trustee/Permittee, filed an application with the City of San Diego to construct a 721-square-foot addition to an existing 4,433 square foot single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2605963) on portions of a 0.48-acre site;

WHEREAS, the project site is located at 7981 Dorado Court in the La Jolla Shores Planned District. The site is zoned LJSPD-SF and is within the Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit and Transit Overlay Zones in the La Jolla Community Plan;

WHEREAS, the project site is legally described as Lot 9 of Dorado Terrace, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 3168, filed in the Office of the County Recorder of San Diego County December 24, 1954;

WHEREAS, on November 4, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on February 8, 2023, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2605963 pursuant to the Land Development Code of the City of San Diego;
NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2605963:

A. SITE DEVELOPMENT PERMIT [SDMC section 126.0505]

1. Findings for all Site Development Permits:

a. The proposed development will not adversely affect the applicable land use plan.

The project site is located at 7981 Dorado Court, in the SF (Single-Family) Zone of the La Jolla Shores Planned District within the La Jolla Shores Community Plan (Community Plan). The Community Plan designates the site for single-family residences. The proposed project includes the demolition of 37% of the existing exterior walls, renovation of the existing residence, and the construction of a new golf simulator space and second-story maid's room with bath, totaling 721 square feet. The 0.48-acre site is designated by the Community Plan for low-density residential uses (0-5 dwelling units/acre), and the project is consistent with this land use designation. In addition, there are no public view corridors, vantage points, or physical access routes from the project site.

In order to maintain and enhance the existing neighborhood character and ambiance, and to promote good design and visual harmony in the transitions between new and existing structures, the project complies with the "Community Character" recommendations of the Community Plan Residential Land Use Element, which are implemented by the regulations of the La Jolla Shores Planned District. To regulate the scale of new development, and to promote transitions in scale between new and older structures, the project's new exterior renovations are primarily stucco, consistent with the existing neighborhood context. Wood accent panels will enhance the stucco and provide harmonious and non-repetitive elevations. New windows and doors will bring the residence up to contemporary standards. Furthermore, in order to address transitions between the bulk and scale between new and older development in residential areas, the low horizontal roof of the residence will remain as-is, except for a small portion over the garage where additional space and a small roof deck will be added. The height with the new addition would be at 26 feet and 3 inches which is below the 30-foot height limit. Also, the second-floor addition has been kept to a minimum footprint and located on the south side of the existing residence so as to limit impacts to the overall character of the house, and by stepping back the second floor as recommended in the community plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public, health, safety, and welfare.

The proposed project includes partial demolition of the existing exterior walls (37%), renovation of the existing residence, and the construction of an additional 721 square feet. Conditions of approval require a construction permit with required Best

Management Practices to ensure site drainage and run-off are directed to the right-of-way, further facilitating the public health, safety, and welfare. The plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable development regulations and building code requirements. The project site has no Environmentally Sensitive Lands or sensitive environmental resources. There are no sensitive biological resources adjacent to the project site. The project has been determined to be exempt from the California Environmental Quality Act. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project complies with the regulations of the La Jolla Shores Planned District, including height (26'-6" where no more than 30' is allowed), density, building setbacks (must be in conformance with the surrounding area), lot coverage, and parking. Staff and the La Jolla Shores Planned District Advisory Board determined that the project meets the general design regulations of SDMC 1510.0301 because the new exterior renovations are primarily stucco, consistent with the existing neighborhood context. Wood accent panels will enhance the stucco and provide harmonious and non-repetitive elevations. New windows and doors will bring the residence up to contemporary standards. The low horizontal roof of the residence will remain except for the small portion over the garage where additional space and a small roof deck will be added, within the 30-foot height limit. The second-floor addition has been kept to a minimum footprint and located to the south side of the residence so as not to impact the overall character of the house. The proposed development will observe setbacks to all property lines consistent with other properties within the vicinity.

No deviations are requested, and the project will meet all other applicable Land Development Code requirements. Therefore, the proposed project will comply with the regulations of the Land Development Code.

The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Site Development Permit No. 2605963 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2605963, a copy of which is attached hereto and made a part hereof.

Hector Rios
Development Project Manager
Development Services

Adopted on: February 8, 2023

IO#: 11004543

DRAFT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11004543

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2605963
DORADO COURT - PROJECT NO. 698729
AMENDMENT TO LA JOLLA SHORES COASTAL DEVELOPMENT PERMIT NO. 91 – 0473
HEARING OFFICER

This Site Development Permit No. 2605963 is granted by the Hearing Officer of the City of San Diego to RONALD E. PERLMAN AND MONICA PERLMAN, TRUSTEES OF THE PERLMAN FAMILY TRUST DECLARATION DATED AUGUST 31, 1990, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505. The 0.48-acre site is located at 7981 Dorado Court in the La Jolla Shores Planned District. The site is zoned LJSPD-SF and is within the Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit, and Transit Overlay Zones in the La Jolla Community Plan area. The project site is legally described as Lot 9 of Dorado Terrace, In the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 3168, filed in the Office of the County Recorder of San Diego County December 24, 1954;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct an additional 721-square-feet to an existing single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 8, 2023 on file in the Development Services Department.

The project shall include:

- a. A 721square-foot addition to an existing 4,433 square-foot single-family residence; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1

of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 23, 2026.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this

Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for all existing private improvements such as landscaping/ irrigation, non-standard driveway, and short wall in Dorado Court Right-of-Way.

13. Prior to the issuance of any construction permit the owner/permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

14. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

15. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego of the City of San Diego on February 8, 2023 and [Approved Resolution Number].

February

Site Development Permit No. 2605963
February 8, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Hector Rios
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**PERLMAN FAMILY TRUST, DECLARATION
DATED AUGUST 31, 1990**

By _____
RONALD PERLMAN, TRUSTEE/PERMITTEE

By _____
MONICA PERLMAN, TRUSTEE/PERMITTEE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

NOTICE OF EXEMPTION*(Check one or both)*

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Name/Number: Digital Dorado Court SDP / 698729

SCH No.: Not Applicable

Project Location-Specific: 7981 Dorado Ct., La Jolla, CA 92037

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Coastal Development Permit (CDP) to remodel the existing house on the first floor and add a new second story ADU with a roof deck over the existing attached garage located at 7981 Dorado Court. An additional 136-square-foot would be added to the first floor and 585-square-foot would be added to the second floor. The 0.48-acre site is zoned LJSPD-SF and is within the Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit and Transit Overlay Zones in the La Jolla Community Plan area and Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Ronald Perlman, 17128 Calle Corte, Rancho Santa Fe, CA 92067, 858-692-0006

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: 15301 (Existing Facilities)
 Statutory Exemptions:
 Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for additions to existing structures that are not more than 50% of the floor before the addition; and where the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: C Holowach

Telephone: 619-446-5187

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA


Courtesy Holowach Associate Planner
Signature/Title

12/20/2022
Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: 7981 Dorado Ct		Project Number: 698729	
Community: La Jolla			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: May 05, 2022
# of Members Yes 15	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Suzanne Baracchini			
TITLE: LJCPA, Trustee/Secretary		DATE: May 05, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board
APPROVED Meeting Minutes for May 18, 2022
 Online Virtual Meeting

Board Member	Attendance	Board Member	Attendance
Jane Potter, Chair	Present	Herbert Lazerow	Present
Andrea Moser	Present	Suzanne Weissman	Present
Kathleen Neil	Present		

1. CALL TO ORDER:

Potter called the meeting to order at 10:00 a.m. Potter welcomed new Board Member Kathleen Neil to the Advisory Board who was appointed by the Mayor and recently confirmed by the City Council.

2. APPROVAL OF THE AGENDA:

Adoption of the May 18, 2022 agenda approved unanimously: 5-0-0. Motion approved.

3. APPROVAL OF THE APRIL 20, 2022 MEETING MINUTES:

Chairman Potter indicated that written revisions to the April minutes were forwarded by Board Member Lazerow which were clarified by the Board Member. Chairman Potter added that the heading of the minutes to reflect that the meeting is an "online virtual meeting, similar to the agenda.

Motion: Board Member Weissman moved to approve minutes with changes, seconded by Board Member Moser: 4-0-1. Board Member Neil abstaining. Motion approved.

4. Non-agenda public comment:

Staff indicated that there was written public comment received from Angelina Reinecke and Taku Tokuyasu related to continued construction activity at 8289 La Jolla Scenic Drive North despite an existing code enforcement issue. Mr. Tokuyasu provided verbal comments expressing concerns over the property and what could be done to address the ongoing construction activity. Ms. Reinecke was not able to provide verbal comments, but her letter was read into the record by staff expressing similar concerns at 8289 La Scenic Drive North. The Advisory Board directed the residents to contact Neighborhood Code Compliance and the Council District 1 Office, as well as to request that the La Jolla Community Planning Association (LJCPA) send a letter to the Council Office on their behalf.

5. PROJECT REVIEW:

**ACTION ITEM A – PTS 689010 - Al Haja ADU and Addition
8458 Cliffridge Avenue**

Presentation on the project given by applicant Yoftahe Ghilia, which included the proposed site plan and 3-D renderings from various perspectives of the project.

Board Comment:

- It was noted that there is a considerable amount of retaining wall proposed with the project. The applicant mentioned that the highest point of the retaining wall would be approximately 7 feet, with the average being approximately 5 feet.
The applicant explained that the retaining walls support the Accessory Dwelling Unit (ADU) and provide access to it.
- The proposed ADU addition did not appear to be significantly impacting the nature trail since it's below grade.
- The applicant was asked if any contact was made with surrounding neighbors, to which the applicant indicated that the neighbors were informed and did not have any issue with the proposed project.
- It was indicated that the proposed ADU is located in a high fire severity zone, to which the Applicant mentioned that the ADU would meet the fire rating requirements in the building code and that no sprinklers were required.
- The proposed project demonstrated good utilization of the lot and that the 2nd floor deck placement would not be in an area that would look into another neighbor's property.
- The project appears big and involves a lot of changes.
- Reservations about the project were expressed and it was mentioned that although there was not a lot of additional square footage, a lot of work was involved.

- A concern was expressed regarding the project's effect (ADU and retaining wall) on the nearby nature trail.
- It was noted that the trail was located further up and away from the project and did not appear frequently used or that it may be closed.
- Questions were raised with regard to documenting community awareness of the project, to which the applicant mentioned that his project did go before the La Jolla Community Planning Association (LJCPA). Staff indicated per the LJCPA minutes, that the project went before the Project Review Committee (PRC) in March and then to the LJCPA in April where it was approved on consent. Based on this process, it appeared that the project did have sufficient notice despite being a Process 1.
- It was mentioned that the retaining walls included with the project could help with erosion and that the ADU was done in a low-profile design.

Public Comment: Staff indicated that no written public comment was been received on this project.

Motion: Board Member Neil moved that the project be considered minor as a Process 1 seconded by Board Member Weissman: 5-0-0. Motion approved.

**ACTION ITEM B – PTS 698729 – Dorado Court
7989 Dorado Court**

Presentation on the project given by applicant Katy Hamilton which included photos of existing conditions, renderings of the proposed addition, remodel of the exterior of the residence, and site plan.

Board Comment:

- It was questioned whether a Process 2 Coastal Development Permit (CDP) required notification to neighbors. The Applicant indicated yes and mentioned that a notification package was provided to the City.
- It was commented that the project appears to meet all requirements and that it was a "nice project".
- The southwest elevation was questioned with regard to whether neighbors had any problem with windows or a 2-story project. Also, that the elevation portrayed a fairly flat surface with some windows, and that the wall was 40 feet with no significant setback. Applicant mentioned they were not aware of any direct communications by the homeowner and adjacent neighbors.
- Project was sufficiently noticed despite being a Process 1.

- Since the project is considered a Major Project, it was questioned what impact the Advisory Board would have, however it was stated that this was an opportunity for the Advisory Board to weigh in on the project.

Public Comment: Staff indicated that no written public comment has been received.

Motion: Board Member Weissman moved that the project be supported as presented. Seconded by Chairman Potter: 5-0-0. Motion approved.

INFORMATION ITEM A – 3001 Cranbrook Addition

3001 Cranbrook Court

Presentation provided by applicant Anne Parizeau showing the proposed site plan, renderings, elevations, and an exhibit of setbacks of adjacent projects. Item was presented for input.

Board Input:

- The Board expressed that it would be important to get feedback from adjacent neighbors on the proposed project.
- It was explained that the general rule to be considered Minor, a renovation/addition had to be less than 10%, can't increase height or decrease setback, and not be visible from the street. As proposed, the project doesn't look like it is adhering to any of that.
- The project appears to be adding 40% more square footage.
- It was expressed that the project could not be considered Minor, since it would have a 2nd story and none of the houses on Cranbrook Court have a 2nd story. A 2nd story would be considered a significant change.
- An issue about privacy was raised concerning the adjacent neighbor to the rear who would lose screening vegetation. Since the project would propose a "big" window facing the neighbor at 8582 Sugarman Drive, it was suggested that the applicant discuss the project with the neighbor.
- There was consensus from the Board that the project could not be considered a Minor Project under Process 1 approval.
- A question was raised whether the Advisory Board could provide a recommendation to the applicant to save the applicant from having to return to the Advisory Board. Staff advised that the proposed project was not noticed as an action item, therefore the Advisory Board would not be able to take action on the project. However, it was suggested that the applicant could reduce the square footage associated with the project with the potential of being a ministerial project or considered a Minor Project by the

Advisory Board. The applicant replied that their client would not be interested in making any reductions to the project at this time.

6. NEXT MEETING

The next La Jolla Shores Planned District Advisory Board Meeting will be on June 15, 2022. Board Member Weissman indicated that she would not be present at the June meeting. Board Member Moser indicated that she would not be present at the August meeting.

7. ADJOURNMENT

Chairman Potter adjourned the meeting at: 11:39 a.m.

Minutes taken by Marlon Pangilinan, Senior Planner, Planning Department

BERT

Colleagues,

— I agree with all of Andrea's changes.

— Following may be the answers to some of her questions:

#5 item A board comment bulletpoint 1: add before "average" "with the"
bulletpoint 2 add before "since" "nature trail"

p. 3 3d bulletpoint last two lines, suggest they read "project was sufficiently noticed despite being a Process 1."

Bert

KATHLEEN

All,

Please note that my suggested revisions have not yet been informed by the comments from everyone else (so please forgive me if I cover points already discussed). Thank you, Kathleen

~~#1. Call to Order "...Neil to the Advisor Board who was appointed by the Mayor..." [NOTE: 'Advisor' should read 'Advisory']~~

~~#5. Action Item A. Second Bullet. The proposed ADU addition did not appear to be significantly impacting the since it's below grade [NOTE: incomplete sentence; btwn "the" and "since" needs another word or a re-write of the sentence]~~

~~#5. Eighth Bullet. "... however it was also stated that the nature of the review process does not allow for neighbors to react primarily on its impact to the community asset." [NOTE: I do not recall that statement, is there a record of who made it?]~~

#5. Tenth Bullet. "...it appeared that the project did have sufficient noticed despite being a Process" [NOTE: should the word "One" or number "1" come after the word "Process"?

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">Ownership Disclosure Statement</h1>	FORM DS-318
			October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title: 7981 DORADO COURT REMODEL **Project No. For City Use Only:** _____

Project Address: 7981 DORADO COURT, LA JOLLA, CA 92037

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: RONALD & MONICA PERLMAN Owner Tenant/Lessee Successor Agency

Street Address: 17128 CALLE CORTE,

City: RANCHO SANTA FE State: CA Zip: 92067

Phone No.: 858-652-0006 Fax No.: _____ Email: perlmanronaldo@gmail.com

Signature: _____ Date: 11/1/21

Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

GREEN BLDG STANDARDS

1. X



DORADO COURT
7981 DORADO COURT, LA JOLLA CA 92037

SITE DEVELOPMENT PERMIT 126.0505 (a)

1. THE PROPOSED RENOVATIONS WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN. THE RESIDENCE IS TO REMAIN.
2. THE PROPOSED RENOVATIONS WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE.
3. THE PROPOSED RENOVATIONS WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE INCLUDING ANY ALLOWABLE DEVIATIONS PERSUANT TO THE LAND DEVELOPMENT CODE.

DEFERRED SUBMITTALS

1. X
2. X

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

GRADING CALCULATIONS

TOTAL AREA DISTURBED	136 SF
TOTAL VOLUME	
PERIMETER	50 FT
FOOTING	1 SF
SUBTOTAL	50 CF
SLAB	288 SF
DEPTH W/ SAND BASE	1 FT
SUBTOTAL	288 CF
(3) NEW FOOTINGS	2.25 SF
DEPTH	3 FT
SUBTOTAL	7 CF
TOTAL	345 CF
	12.78 CY

SHEET INDEX

A0-1	TITLE SHEET
C-1	TOPO SURVEY
A1-1	ARCHITECTURAL SITE PLAN
A1-2	AREA PLANS AND CALCULATIONS
A1-3	PHOTOGRAPHIC SURVEY
A2-0	DEMO PLAN
A2-1	FIRST FLOOR PLAN
A2-2	SECOND FLOOR PLAN
A2-3	ROOF PLAN
A3-1	EXTERIOR ELEVATIONS
A3-2	EXTERIOR ELEVATIONS
A3-3	EXTERIOR PERSPECTIVES
A3-4	EXTERIOR PERSPECTIVES
A3-5	EXTERIOR PERSPECTIVES
A10-1	MATERIALS SHEET

PTS 0698729

DORADO COURT
7981 DORADO COURT, LA JOLLA CA 92037

PROJECT DATA

PROJECT NAME	DORADO COURT
OWNER	RON PERLMAN
PROJECT ADDRESS	7981 DORADO COURT LA JOLLA CA 92037
A.P.N.	346.372.07.00
LEGAL DESCRIPTION	LOT 9 OF DORADO TERRACE CITY OF SD, MAP 3168.
BASE ZONE	LJSPD-SF
OVERLAY ZONE	COASTAL ZONE TRANSIT PRIORITY AREA TRANSIT AREA OVERLAY ZONE
BUILDING CODE(S)	2019 CBC
CONSTRUCTION TYPE	VB (EXISTING)
EXISTING OCCUPANCY	R-2
EXISTING BUILDING AGE	1990
EXISTING DWELLING	1
SPRINKLERS (YES/NO)	NO
STORIES	2
PROPOSED HEIGHT	27'-1"

AREA TABULATION

LOT INFORMATION:

GROSS SITE AREA: 21,093 SF
FLOOR AREA RATIO: 22%

LOT COVERAGE:

ALLOWED	EXISTING	PROPOSED
60% MAX	20.9%	22% (4,619/21,093 = 22%)

(COVERAGE (4,433 + 92 + 94 = 4,619 SF)
SEE SITE PLAN)

ADU CALCULATIONS:
50% OF PROPOSED SF = 5,576 = 2,788 SF

MAX ADU ALLOWED: 1,200 SF
ADU SF PROPOSED: 638 SF

PROJECT AREAS:

AREAS INCLUDED TOWARD GFA	SQUARE FOOTAGE	EXISTING	PROPOSED
FIRST FLOOR:	4,433 SF	4,569 SF	585 SF
SECOND FLOOR:	0 SF	0 SF	0 SF
TOTAL	4,433 SF	4,569 SF	585 SF

SEPARATE ADU (NOT PART OF THIS PERMIT) 638 SF

AREAS NOT INCLUDED TOWARD GFA

AREAS NOT INCLUDED TOWARD GFA	SQUARE FOOTAGE	EXISTING	PROPOSED
ROOF DECK	0 SF	0 SF	294 SF
TOTAL	0 SF	0 SF	294 SF

TOTALS:

LANDSCAPE AREA: 4,651 SF
TOTAL GSF: 5,870 SF
TOTAL GFA: 5,576 SF

SPECIAL INSPECTIONS

1. X

ABBREVIATIONS

(E) EXISTING	CONC CONCRETE	FLR SNK FLOOR SINK	MIN MINIMUM	RAG RETURN AIR GRILLE	STRUCT STRUCTURAL
ABV ABOVE	CONT CONTINUOUS	FLSHG FLASHING	MIR MIRROR	RB RESILIENT BASE	SUSP SUSPENDED
AC ACOUSTICAL	CORR CORRIDOR	FO FACE OF	MNT MOUNTED	RCP REFLECTED CEILING PLAN	SWM SELF-ADHERING WATERPROOF
ACC ACCESSIBLE	CPT CARPET	FR FRENCH DOOR	MO MASONRY OPENING	RD ROOF DRAIN	MEMBRANE
ACT ACOUSTICAL CEILING TILE	CTR CENTER	FRP FIBER REINFORCED PLASTIC	MS MOP SINK	RE/S RE-SAWN	T&G TONGUE & GROOVE
AD AREA DRAIN	DBL DOUBLE	FS FINISH SURFACE	MTL METAL	RECSSD RECESSED	TS TUBE STEEL
ADA AMERICANS W/ DISABILITIES ACT	DF DRINKING FOUNTAIN	FT FOOT OR FEET	MTR METER	REF REFERENCE	TEL TELEPHONE
ADDL ADDITIONAL	DIA DIAMETER	FTG FOOTING	MUL MATERIAL	REFL REFLECTED	THRESH THRESHOLD
ADJ ADJUSTABLE	DS DOWNSPOUT	FURR FURRING	MUL MUL	REFRIG REFRIGERATOR	TO TOP OF
AFF ABOVE FINISH FLOOR	DTL DETAIL	GA GAUGE	NIC NOT IN CONTRACT	REQD REQUIRED	TPH TOILET PAPE HOLDER
ALJM ALUMINUM	DWG DRAWING	GALV GALVANIZED	NOM NOMINAL	RES RESILIENT	TYP TYPICAL
AN ANODIZED	EA EACH	GALV GALVANIZED	NTS NOT TO SCALE	RFNG ROOFING	UNO UNLESS NOTED OTHERWISE
AP ACCESS PANEL	EJ EXPANSION JOINT	GC GENERAL CONTRACTOR	O/ OVER	RM ROOM	VAV VARIABLE AIR VOLUME
APPROX APPROXIMATE	EL ELEVATION	GL GLASS	O/FL OVERFLOW DRAIN	RMC RECESSED MEDICINE CABINET	VCT VINYL COMPOSITION TILE
ASYM ASYMMETRICAL	ELEC ELECTRICAL	GYP GYPSUM	OC ON CENTER	RO ROUGH OPENING	VERT VERTICAL
BATT BATTING	EMER EMERGENCY	HB HOSE BIBB	OD OUTSIDE DIAMETER	RP RAISED PANEL	VIF VERIFY IN FIELD
BD BOARD	EP ELECTRICAL PANEL	HO HOLLOW CORE	OPNG OPENING	RR RESTROOM	W WIDTH
BLDG BUILDING	EQ EQUAL	HD HOT DIPPED	OPP OPPOSITE	SC SOLID CORE	W/ WITH
BLW BELOW	EQPT EQUIPMENT	HM HOLLOW METAL	OSCI OWNER SUPPLIED CONTRACTOR	SCHED SCHEDULE	W/O WITHOUT
BM BEAM	EX EXISTING	HORIZ HORIZONTAL	INSTALLED	SECT SECTION	WC WATER CLOSET
BO BOTTOM OF	EXT EXTERIOR	HR HOUR	OVHD OVERHEAD	SH SHELF	WD WOOD
BTWN BETWEEN	FA FIRE ALARM	HT HEIGHT	PART PARTITION	SHT SHEET	WH WATER HEATER
BUR BUILT-UP ROOFING	FAC FIN FACTORY FINISH	ID INSIDE DIAMETER	P-LAM PLASTIC LAMINATE	SHTG SHEATHING	WR WATER RESISTANT
BYD BEYOND	FAU FORCED AIR UNIT	IN INCHES	PLSTR PLASTER	SHWR SHOWER	
CAB CABINET	FC FIBER CEMENT	INSUL INSULATION	PLT PLATE	SIM SIMILAR	
CEMT CEMENTITIOUS	FD FLOOR DRAIN	INT INTERIOR	PLYWD PLYWOOD	SIP STRUCTURAL INSULATED PANEL	
CP CAST IN PLACE	FEC FIRE EXTINGUISHER CABINET	JST JOIST	PNT PAINT(ED)	SMT SHEET METAL FLASHING	
CJ CONTROL JOINT	FF FINISH FLOOR	LAV LAVATORY SINK	PAIR PAIR	SPEC SPECIFICATION	
CL CENTER LINE	FG FINISH GRADE	MANUF MANUFACTURER	PREFIN PRE-FINISHED	SS STAINLESS STEEL	
CLG CEILING	FIN FINISH	MAX MAXIMUM	PV PHOTOVOLTAIC	SSG STRUCTURAL SILICONE GLAZED	
CMU CONCRETE MASONRY UNIT	FL FLUORESCENT	MDF MEDIUM DENSITY FIBERBOARD	PWDR POWDER	STD STANDARD	
CNTR COUNTER	FLR FLOOR	MECH MECHANICAL	R RADIUS	STL STEEL	

DRAFTING SYMBOLS

0	DRAWING TITLE	-----	ABOVE, BELOW, OR HIDDEN
0	GRID LINES	---	CUTLINE
1	BUILDING SECTION	⬇	DOOR IDENTIFIER
1	WALL OR DETAIL SECTION	⬇	WINDOW IDENTIFIER
1	DETAIL CALLOUT	⬇	MATERIAL IDENTIFIER
1	EXT/INT ELEVATIONS	⬇	FIXTURE IDENTIFIER
1		⬇	KEYNOTE
1		⬇	REVISION CLOUD/CALLOUT
1		⬇	DATUM POINT
1		⬇	ELEVATION
1		⬇	SLAB STEP
N	NORTH ARROW	⬆	

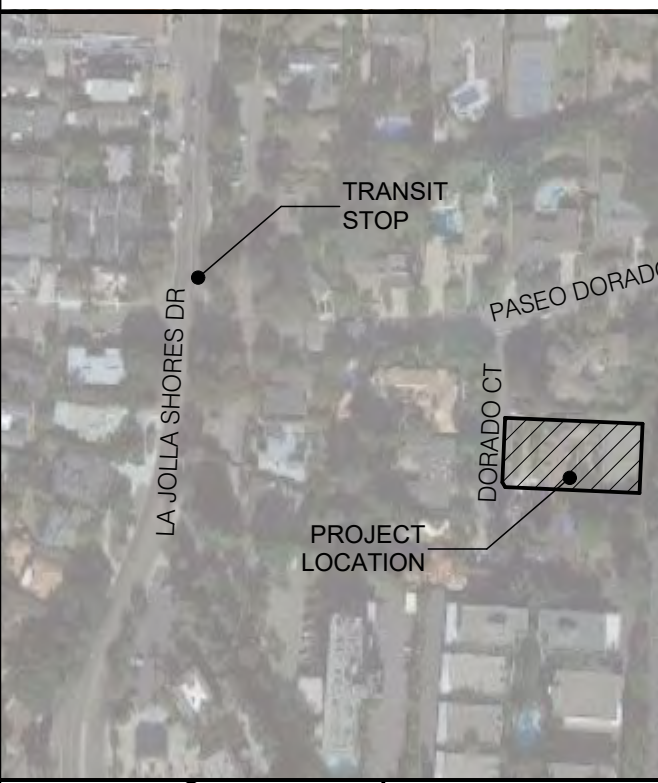
PROJECT TEAM

ARCHITECT	STEPHEN DALTON ARCHITECTS 444 S CEDROS AVE, STUDIO 190 SOLANA BEACH, CA 92075 858.792.5906
SURVEY	SW'S ENGINEERING, INC. 1635 LAKE SAN MARCOS DR., #200 SAN MARCOS, CA 92078 760.744.0011
CIVIL	-
STRUCTURAL	-
LANDSCAPE	-

SCOPE OF WORK

- DEMO 37% OF EXISTING WALLS
- ADDITION TO EXISTING RESIDENCE OF INTERIOR STAIRS, NEW GOLF SIMULATOR ROOM, AND MAIDS ROOM.

VICINITY MAP



project title



Stephen Dalton Architects
444 S CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

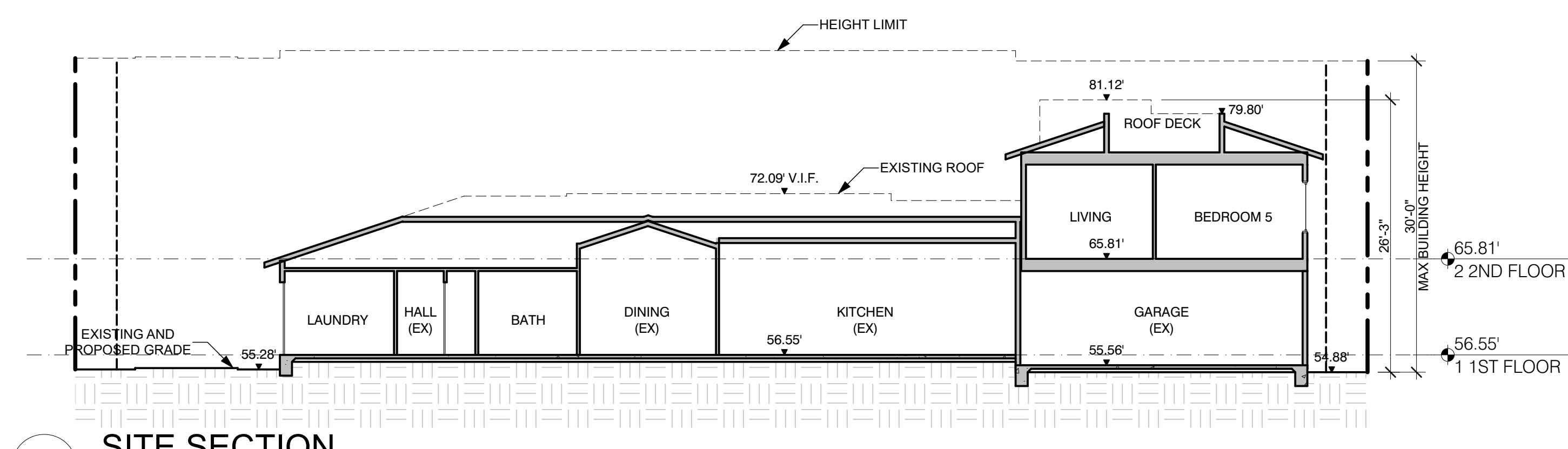
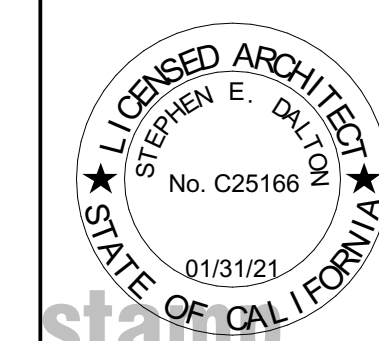
TITLE SHEET

job no. 2126

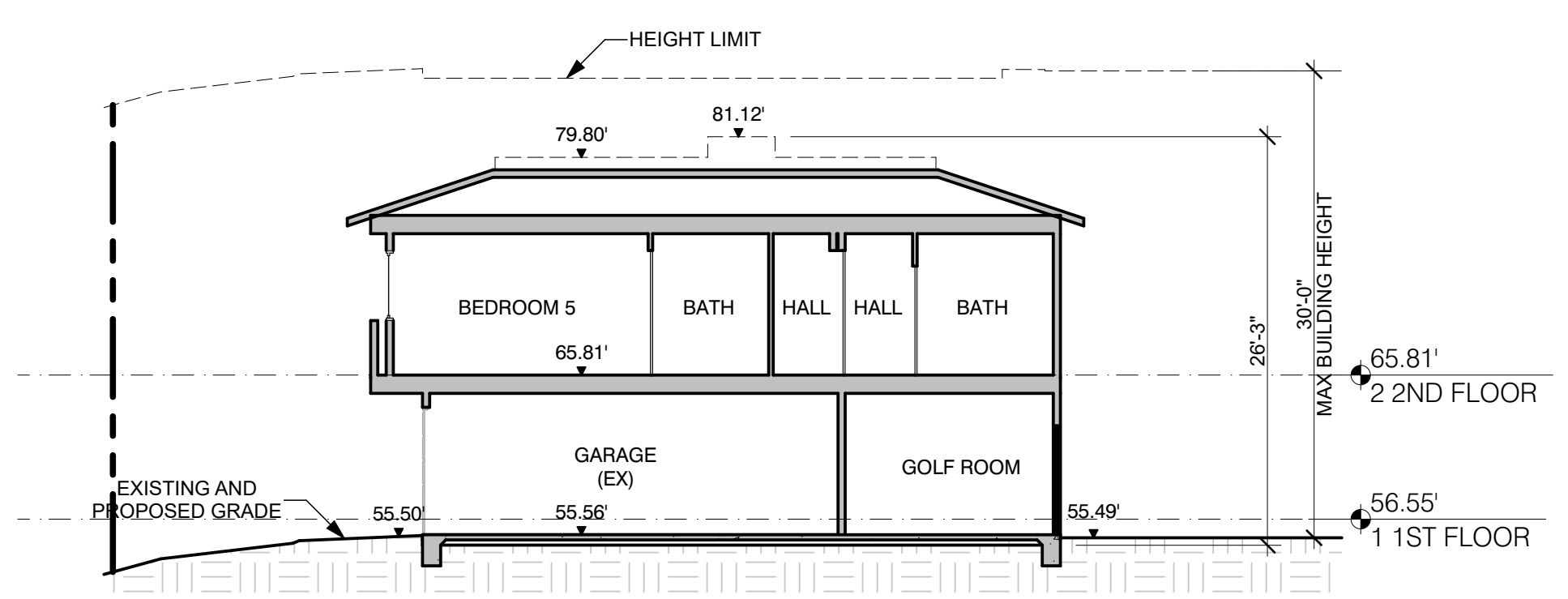
date

11/19/22 SUBMITTAL 01
5/19/2022 SUBMITTAL 02
10/5/2022 SUBMITTAL 03

sheet A0-1



2 SITE SECTION
SCALE: 1" = 10'

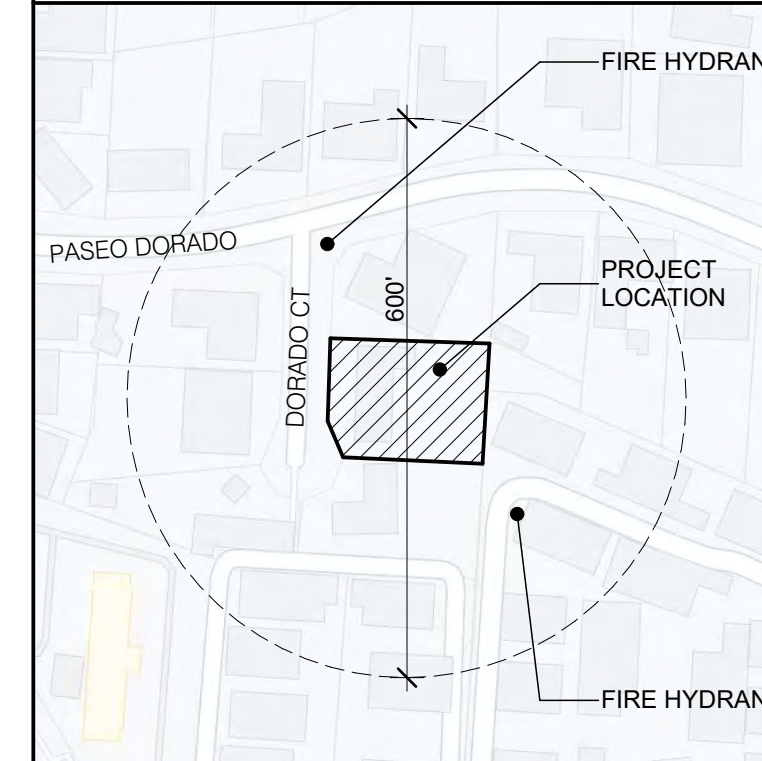


1 SITE SECTION
SCALE: 1" = 10'

GENERAL NOTES

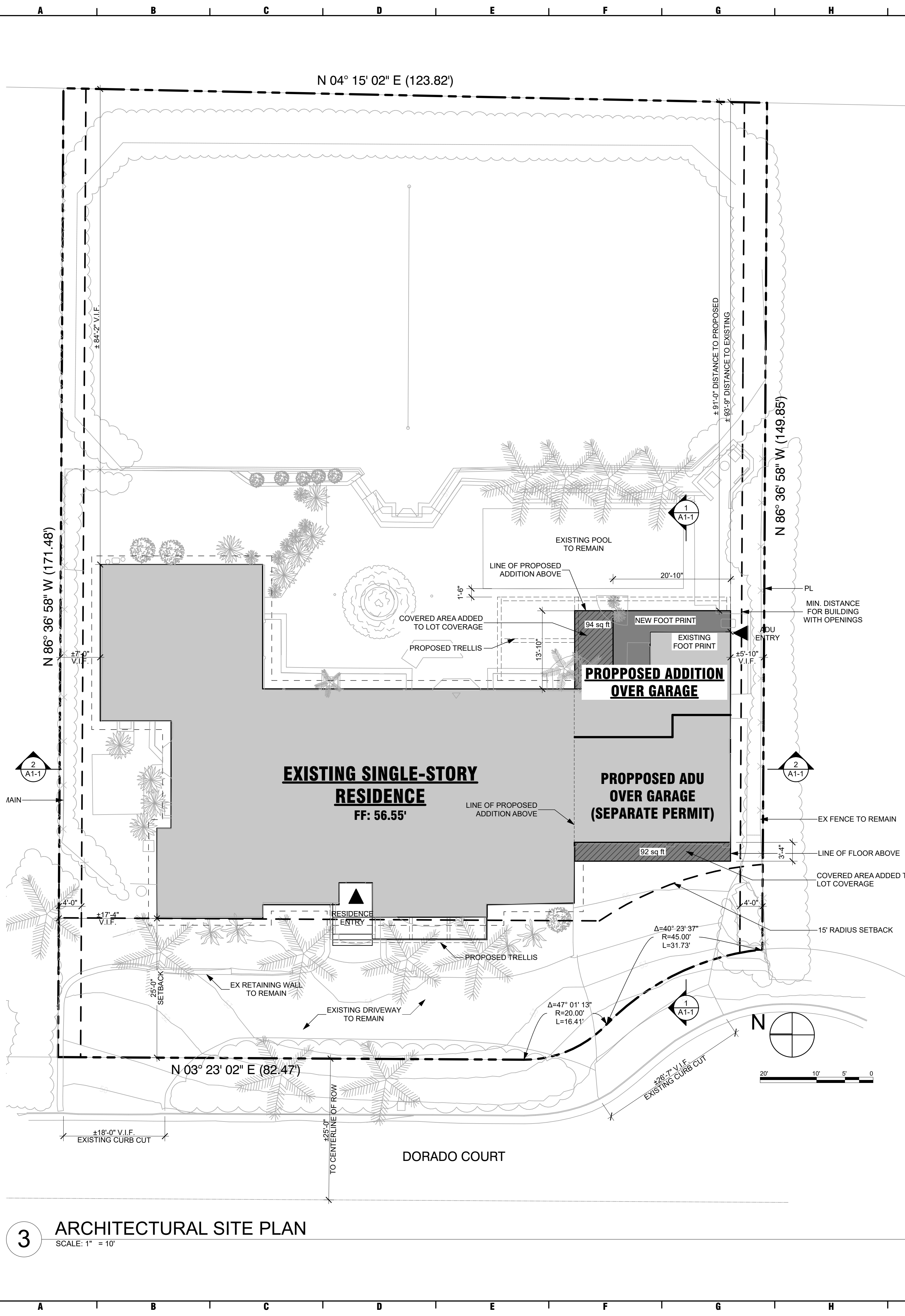
- EXISTING GRADING AND DRAINAGE TO REMAIN
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

FIRE HYDRANT LOCATION

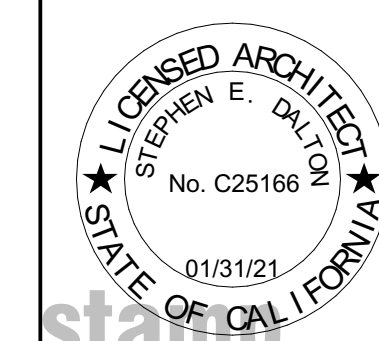


SITE PLAN LEGEND

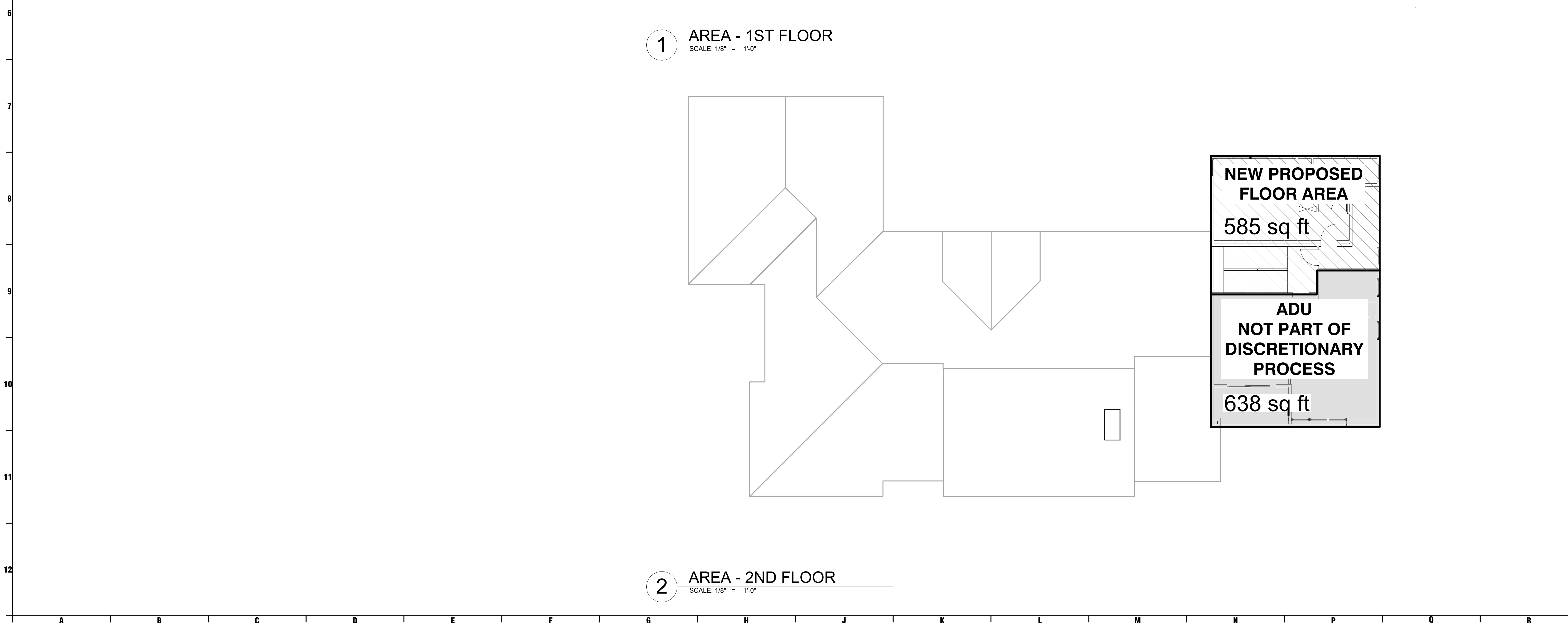
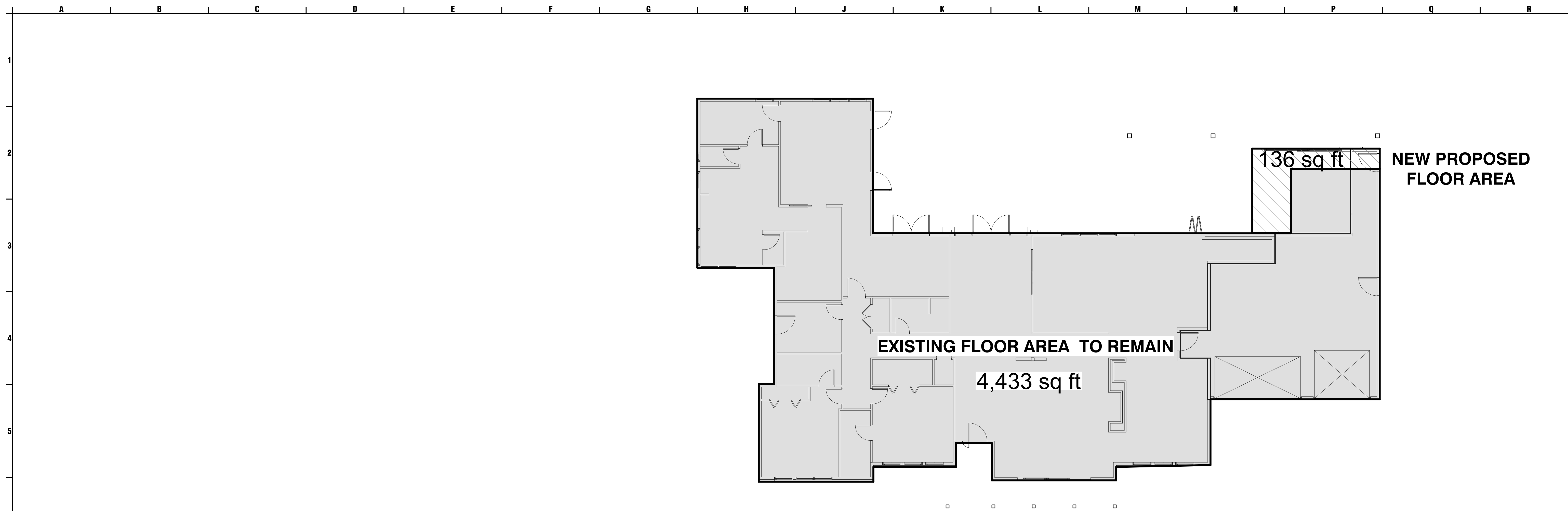
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- SECOND FLOOR/OVERHANG
- HARDSCAPE: CONCRETE
- HARDSCAPE: DECOMPOSED GRANITE
- HARDSCAPE: PAVERS
- LANDSCAPE



3 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'

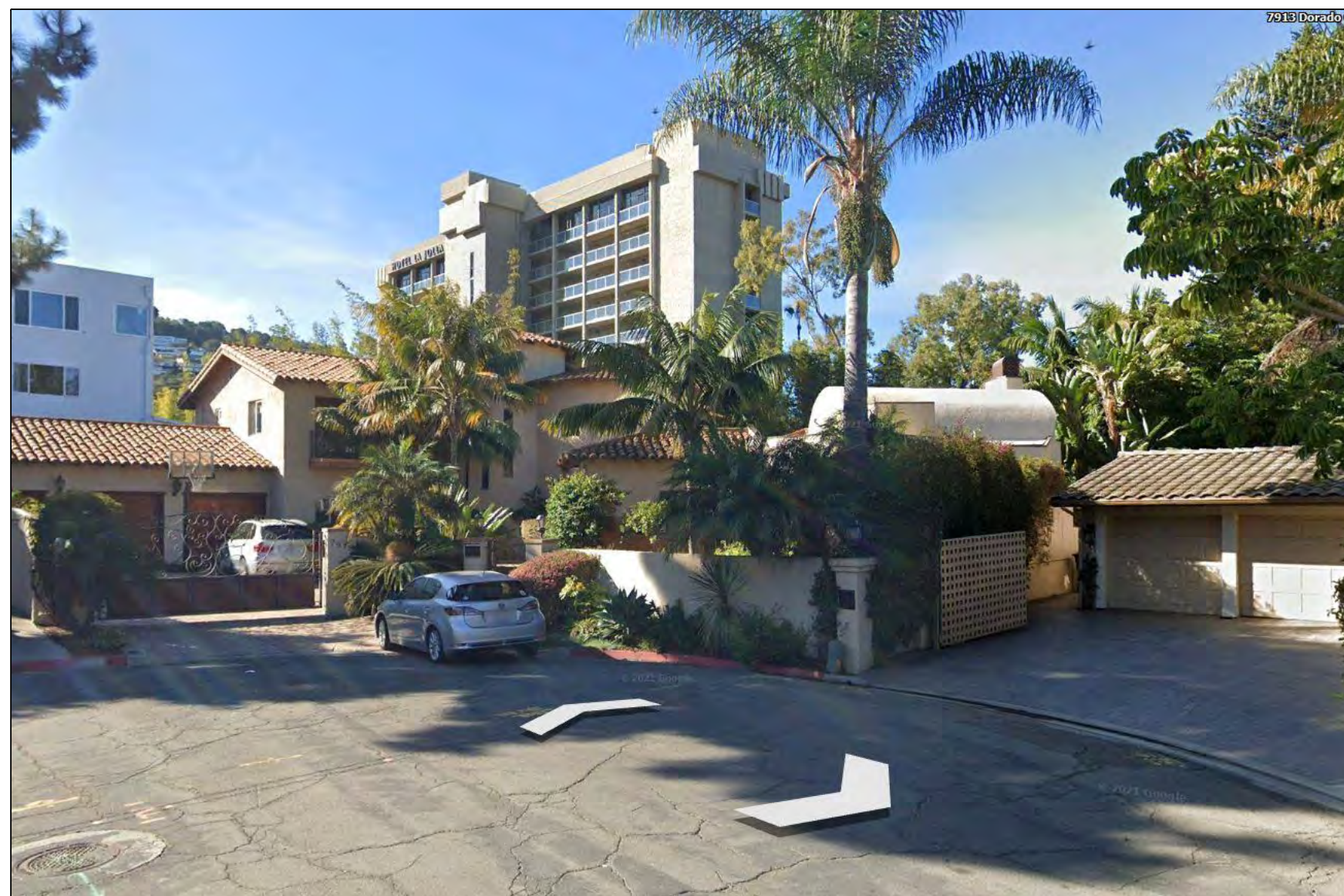


11/19/22	SUBMITTAL 01
5/19/2022	SUBMITTAL 02
10/5/2022	SUBMITTAL 03





SURVEY SITE



1



2



3



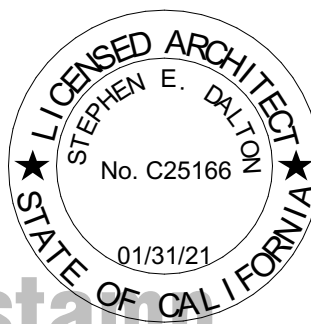
4



5



6

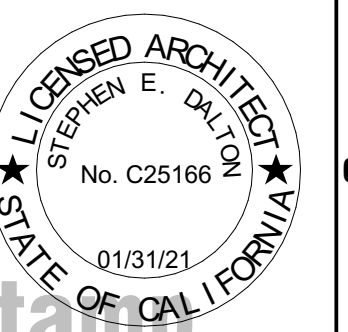


PHOTOGRAPHIC SURVEY
Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916



job no. **2126**

11/19/22	SUBMITTAL 01
5/19/2022	SUBMITTAL 02
10/5/2022	SUBMITTAL 03



Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

DEMO PLAN
sda
ARCHITECTS

job no. **2126**

date

11/19/22

SUBMITTAL 01

5/19/2022

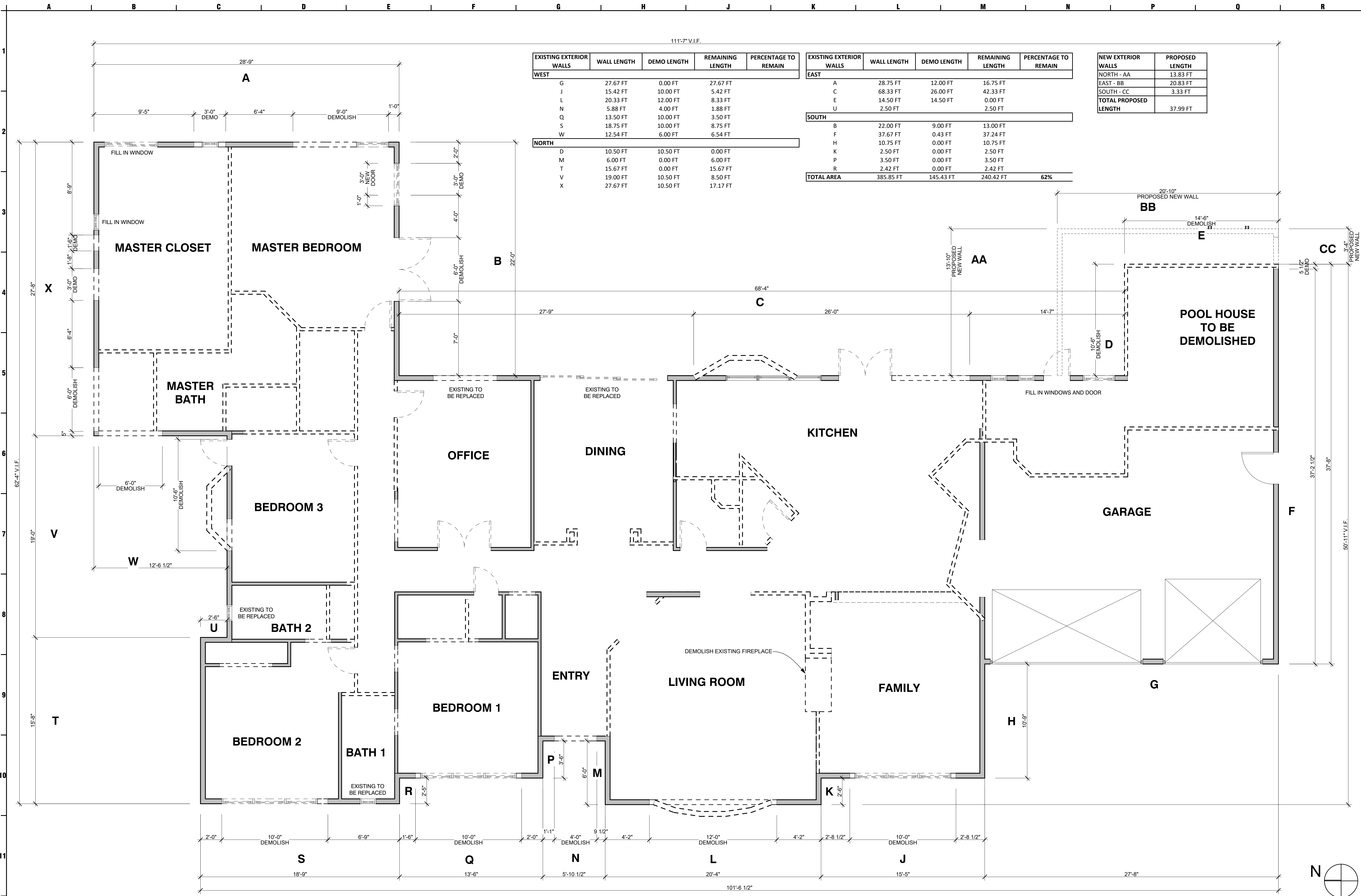
SUBMITTAL 02

10/5/2022

SUBMITTAL 03

sheet

A2-0



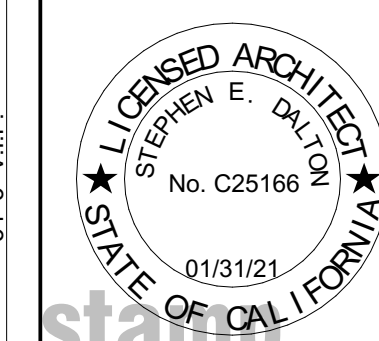
EXISTING EXTERIOR WALLS	WALL LENGTH	DEMO LENGTH	REMAINING LENGTH	PERCENTAGE TO REMAIN
WEST				
G	27.67 FT	0.00 FT	27.67 FT	
J	15.42 FT	10.00 FT	5.42 FT	
L	20.33 FT	12.00 FT	8.33 FT	
N	5.88 FT	4.00 FT	1.88 FT	
Q	13.50 FT	10.00 FT	3.50 FT	
S	18.75 FT	10.00 FT	8.75 FT	
W	12.54 FT	6.00 FT	6.54 FT	
NORTH				
D	10.50 FT	10.50 FT	0.00 FT	
M	6.00 FT	0.00 FT	6.00 FT	
T	15.67 FT	0.00 FT	15.67 FT	
V	19.00 FT	10.50 FT	8.50 FT	
X	27.67 FT	10.50 FT	17.17 FT	

EXISTING EXTERIOR WALLS	WALL LENGTH	DEMO LENGTH	REMAINING LENGTH	PERCENTAGE TO REMAIN
EAST				
A	28.75 FT	12.00 FT	16.75 FT	
C	68.33 FT	26.00 FT	42.33 FT	
E	14.50 FT	14.50 FT	0.00 FT	
U	2.50 FT		2.50 FT	
SOUTH				
B	22.00 FT	9.00 FT	13.00 FT	
F	37.67 FT	0.43 FT	37.24 FT	
H	10.75 FT	0.00 FT	10.75 FT	
K	2.50 FT	0.00 FT	2.50 FT	
P	3.50 FT	0.00 FT	3.50 FT	
R	2.42 FT	0.00 FT	2.42 FT	
TOTAL AREA	385.85 FT	145.43 FT	240.42 FT	62%

NEW EXTERIOR WALLS	PROPOSED LENGTH
NORTH - AA	13.83 FT
EAST - BB	20.83 FT
SOUTH - CC	3.33 FT
TOTAL PROPOSED LENGTH	37.99 FT

1 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"





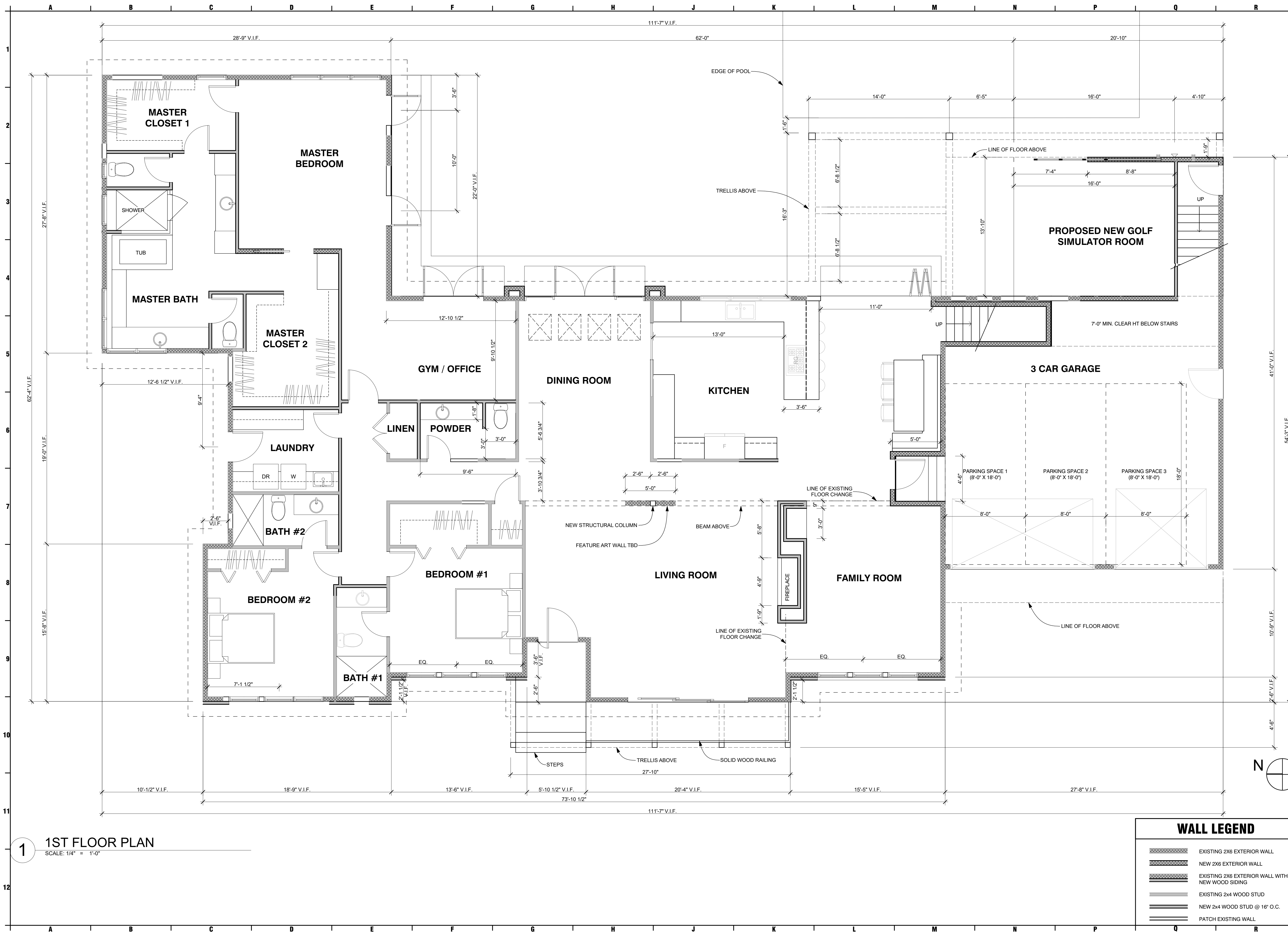
Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

FLOOR PLAN
sda
ARCHITECTS

job no. **2126**
date

11/19/22 SUBMITTAL 01
5/19/2022 SUBMITTAL 02
10/5/2022 SUBMITTAL 03

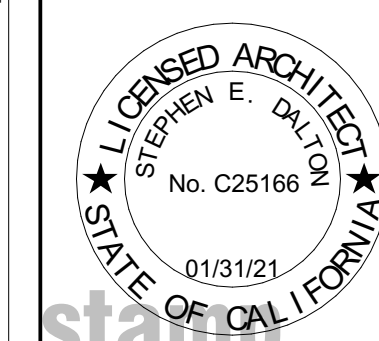
sheet **A2-1**



1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND	
	EXISTING 2X6 EXTERIOR WALL
	NEW 2X6 EXTERIOR WALL
	EXISTING 2X6 EXTERIOR WALL WITH NEW WOOD SIDING
	EXISTING 2x4 WOOD STUD
	NEW 2x4 WOOD STUD @ 16" O.C.
	PATCH EXISTING WALL

project title



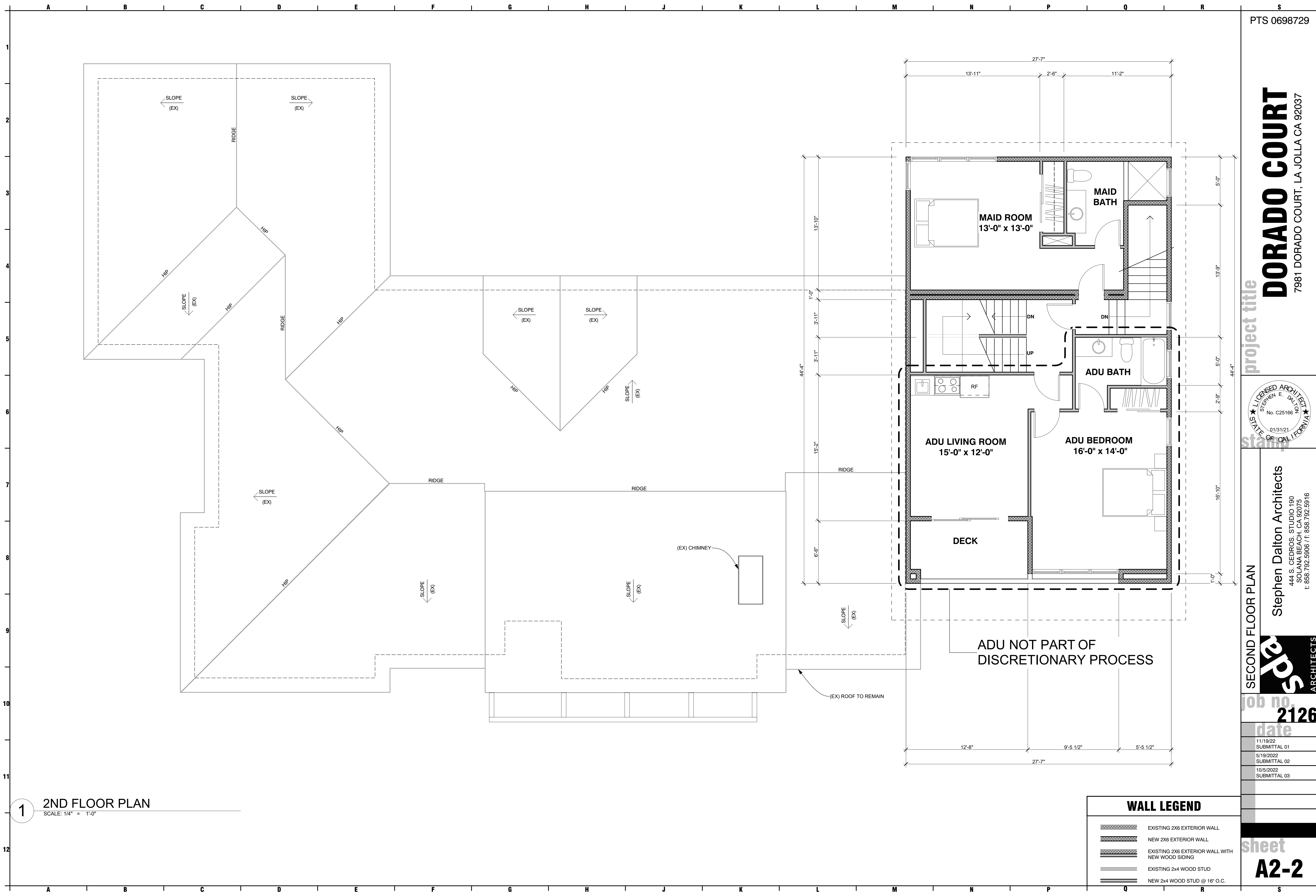
SECOND FLOOR PLAN
Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916



job no. **2126**
date

11/19/22	SUBMITTAL 01
5/19/2022	SUBMITTAL 02
10/5/2022	SUBMITTAL 03

sheet **A2-2**

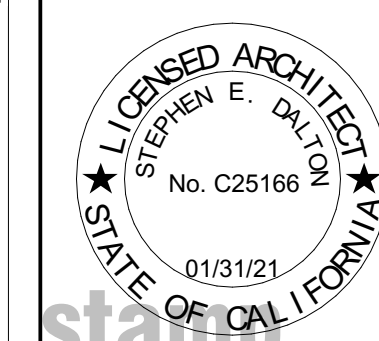


1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

	EXISTING 2x6 EXTERIOR WALL
	NEW 2x6 EXTERIOR WALL
	EXISTING 2x6 EXTERIOR WALL WITH NEW WOOD SIDING
	EXISTING 2x4 WOOD STUD
	NEW 2x4 WOOD STUD @ 16" O.C.

project title



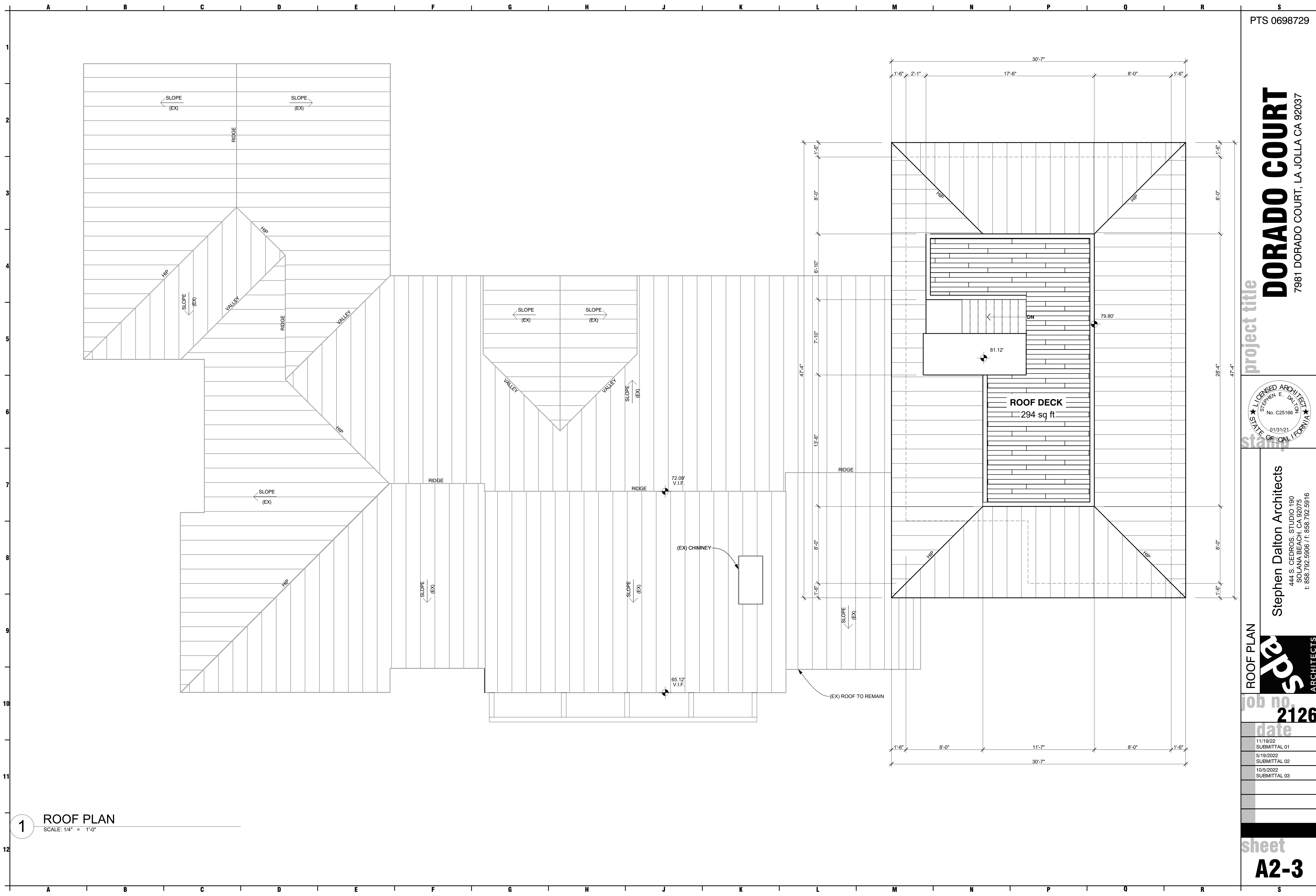
Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

ROOF PLAN
sda
ARCHITECTS

job no.
2126

11/19/22	SUBMITTAL 01
5/19/2022	SUBMITTAL 02
10/5/2022	SUBMITTAL 03

sheet
A2-3



1 ROOF PLAN
SCALE: 1/4" = 1'-0"



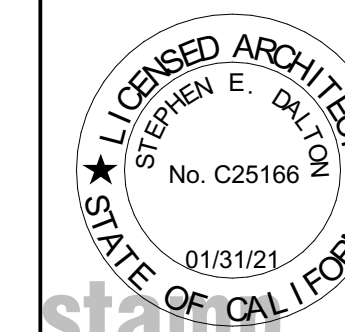
1 BEFORE



2 AFTER

DORADO COURT
7981 DORADO COURT, LA JOLLA CA 92037

project title



stamp

Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

BEFORE AND AFTER



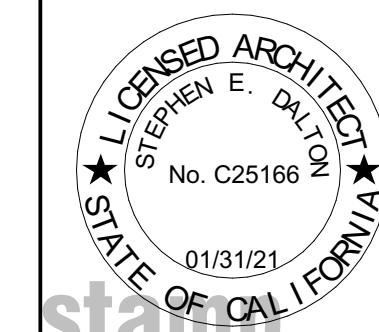
job no. **2126**

date

11/19/22	SUBMITTAL 01
5/19/2022	SUBMITTAL 02
10/5/2022	SUBMITTAL 03

sheet
A3-0

project title



EXTERIOR ELEVATIONS

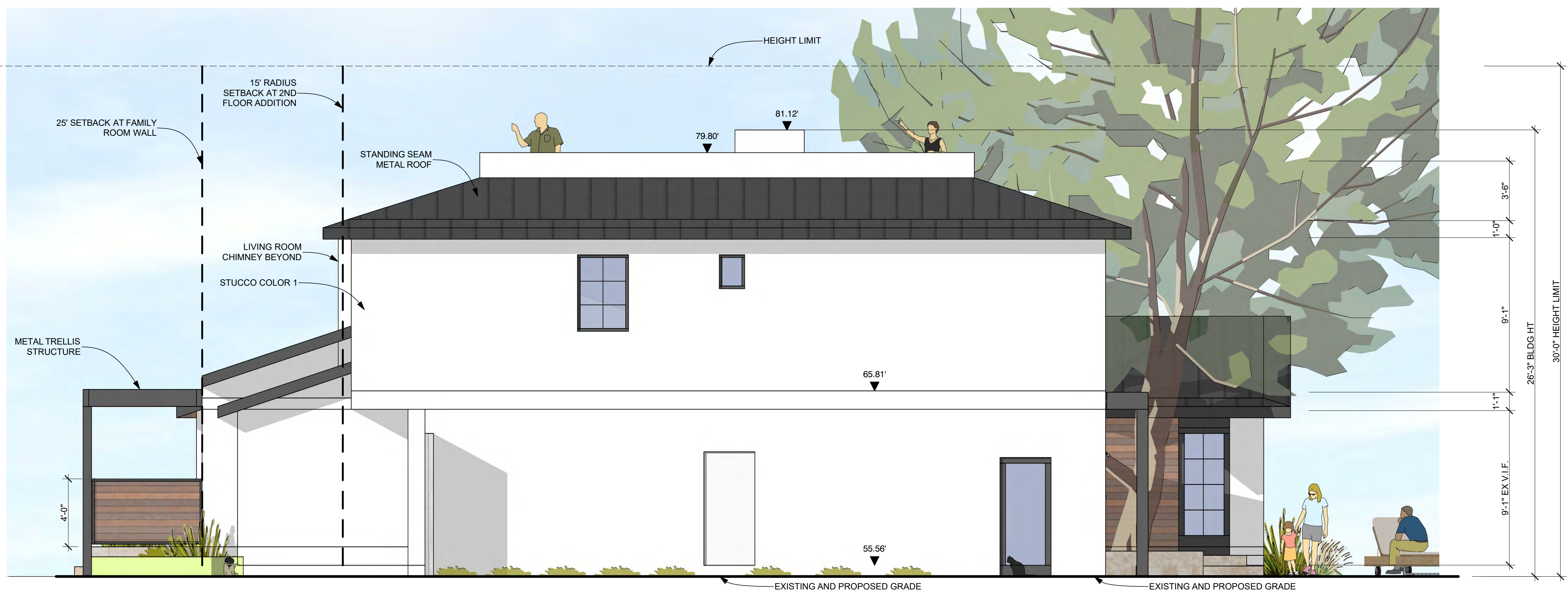
Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916



job no. **2126**
date

11/19/22 SUBMITTAL 01
5/19/2022 SUBMITTAL 02
10/5/2022 SUBMITTAL 03

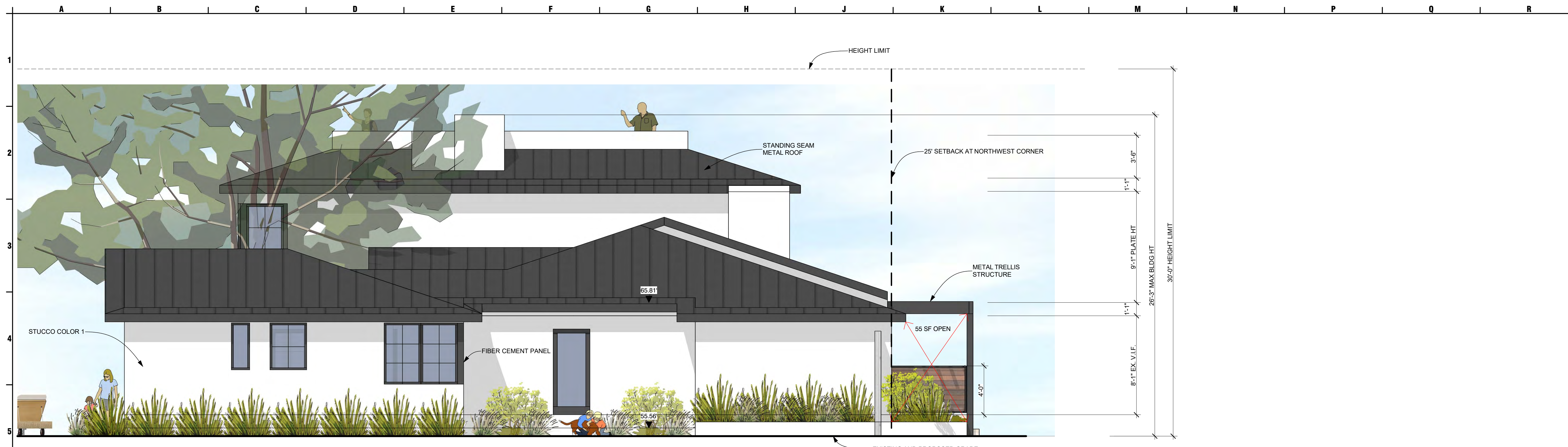
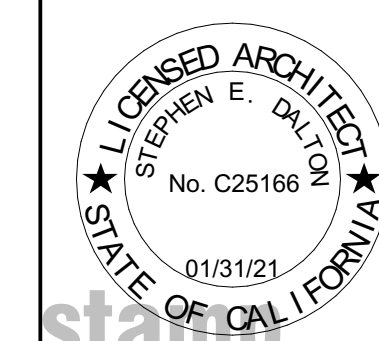
sheet **A3-1**



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



EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST PERSPECTIVE
SCALE: 1:2.86



2 SOUTHWEST PERSPECTIVE
SCALE: 1:2.92



3 SOUTH PERSPECTIVE
SCALE: 1:3.33

PTS 0698729

DORADO COURT
7981 DORADO COURT, LA JOLLA CA 92037

project title



Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

EXTERIOR PERSPECTIVES



job no. **2126**

11/19/22	SUBMITTAL 01
5/19/2022	SUBMITTAL 02
10/5/2022	SUBMITTAL 03

sheet
A3-3



1 SOUTHEAST PERSPECTIVE
SCALE: 1:2.30



2 EAST PERSPECTIVE
SCALE: 1:3.13

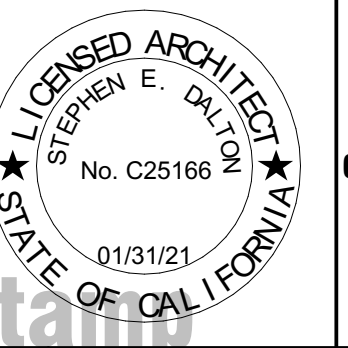


3 NORTH PERSPECTIVE
SCALE: 3" = 1'-0"

PTS 0698729

DORADO COURT
7981 DORADO COURT, LA JOLLA CA 92037

project title



Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

EXTERIOR PERSPECTIVES



job no. **2126**

11/19/22	SUBMITTAL 01
5/19/2022	SUBMITTAL 02
10/5/2022	SUBMITTAL 03

sheet
A3-4



1 **SOUTHWEST AERIAL**
SCALE: 1:3.47



2 **PATIO**
SCALE: 1:5

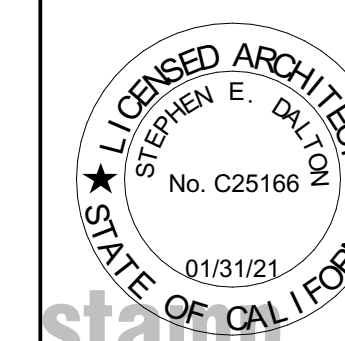


Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916



job no. **2126**

date
11/19/22 SUBMITTAL 01
5/19/2022 SUBMITTAL 02
10/5/2022 SUBMITTAL 03

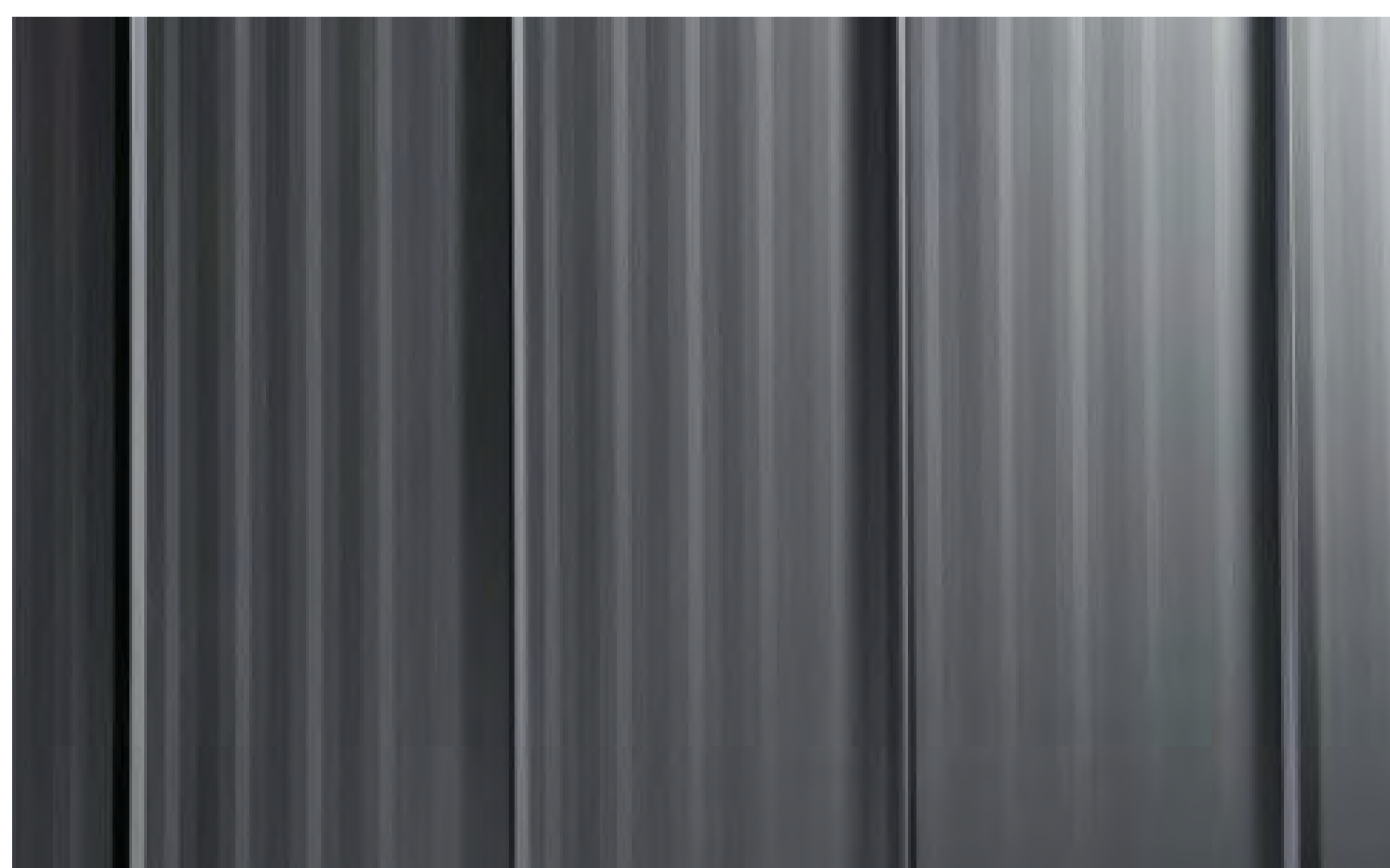


Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

MATERIALS
sda ARCHITECTS

job no. **2126**
date

11/19/22 SUBMITTAL 01
5/19/2022 SUBMITTAL 02
10/5/2022 SUBMITTAL 03



ROOFING IDEA A
BLACK STANDING SEAM METAL



ROOFING IDEA B
BLACK STANDING SEAM METAL WITH
TRADITIONAL SOLAR PANELS



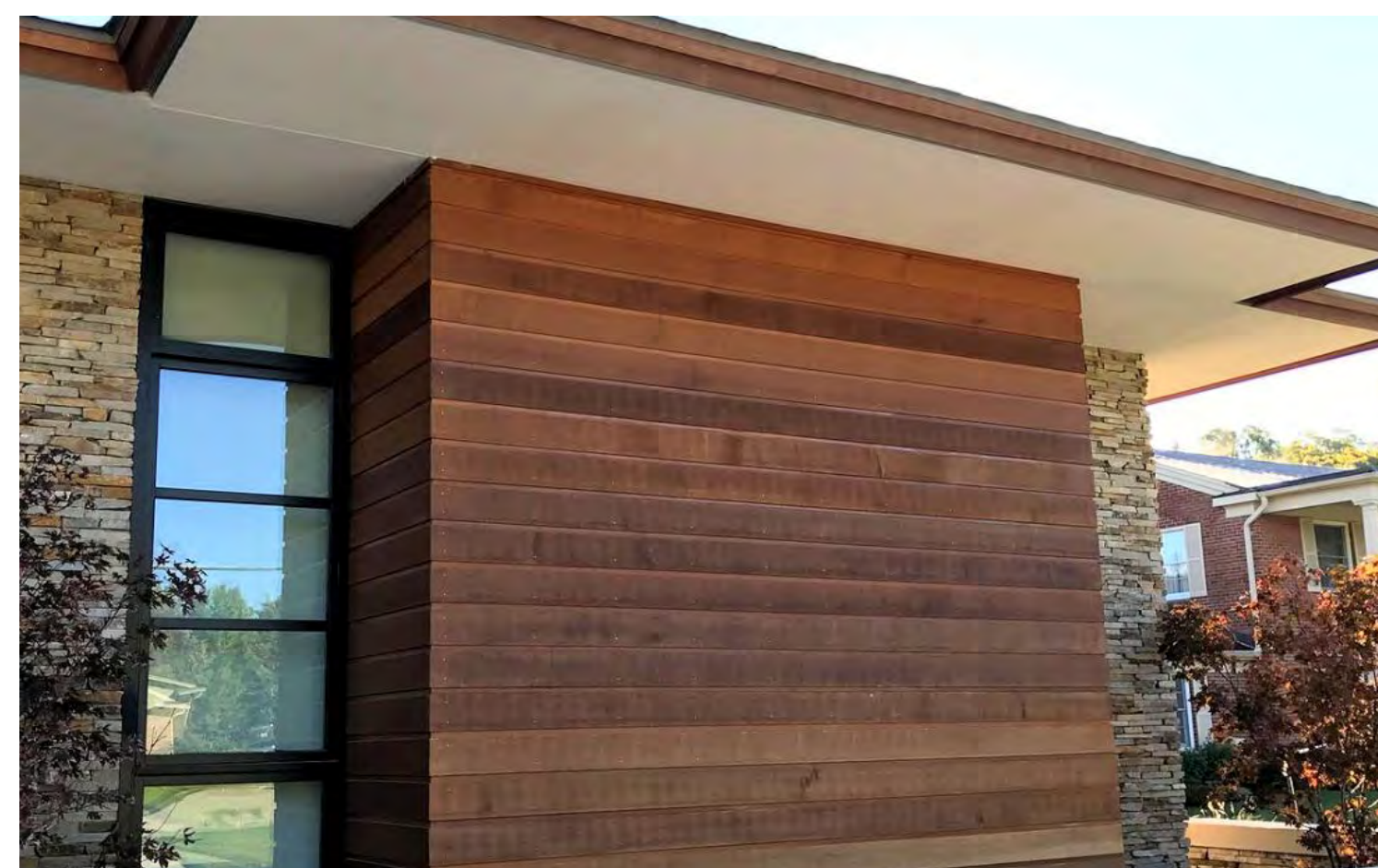
ROOFING IDEA C
TESLA SOLAR SHINGLES



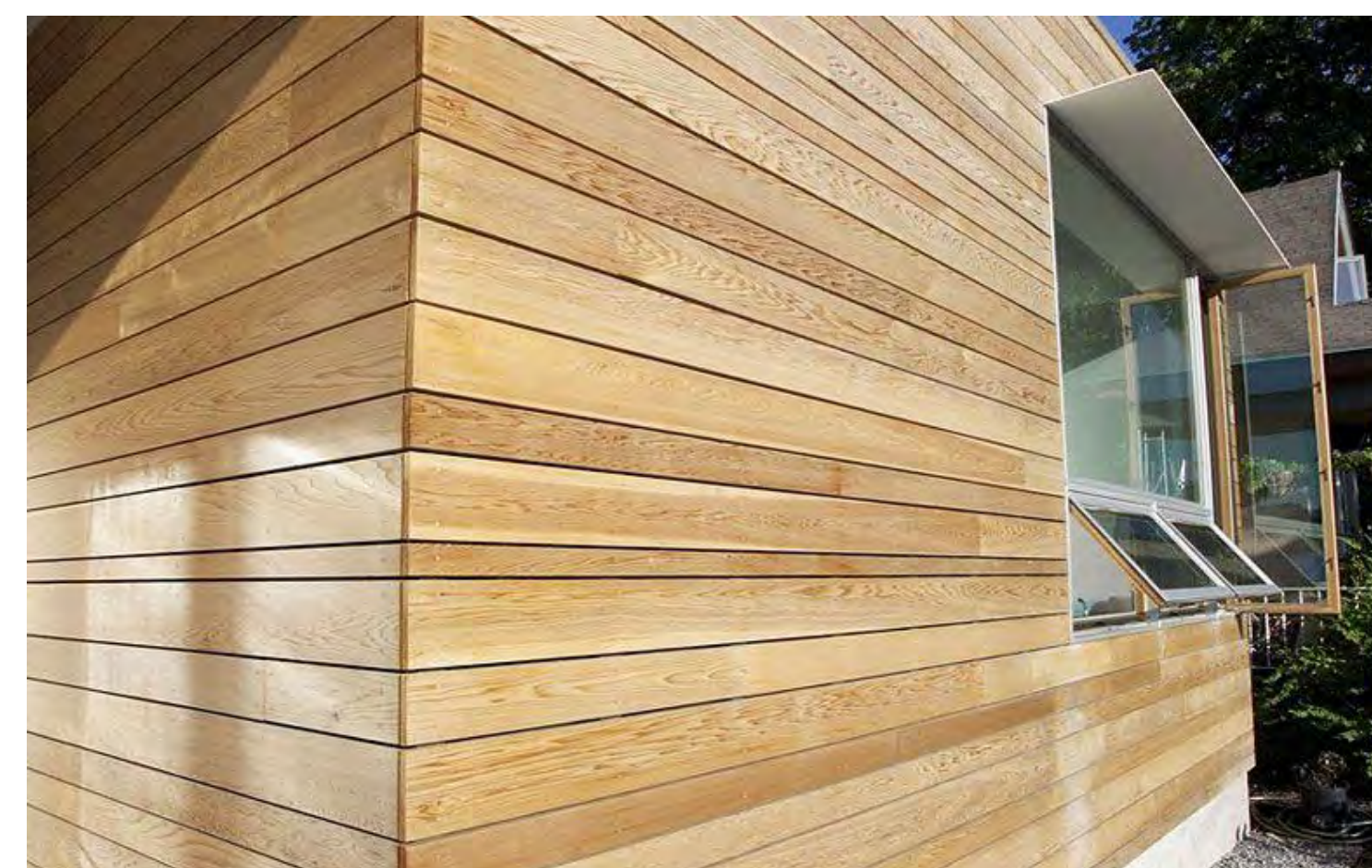
BLACK METAL COLUMNS
& METAL PANELS



WOOD OPTION IDEA A
MEDIUM WARM RED



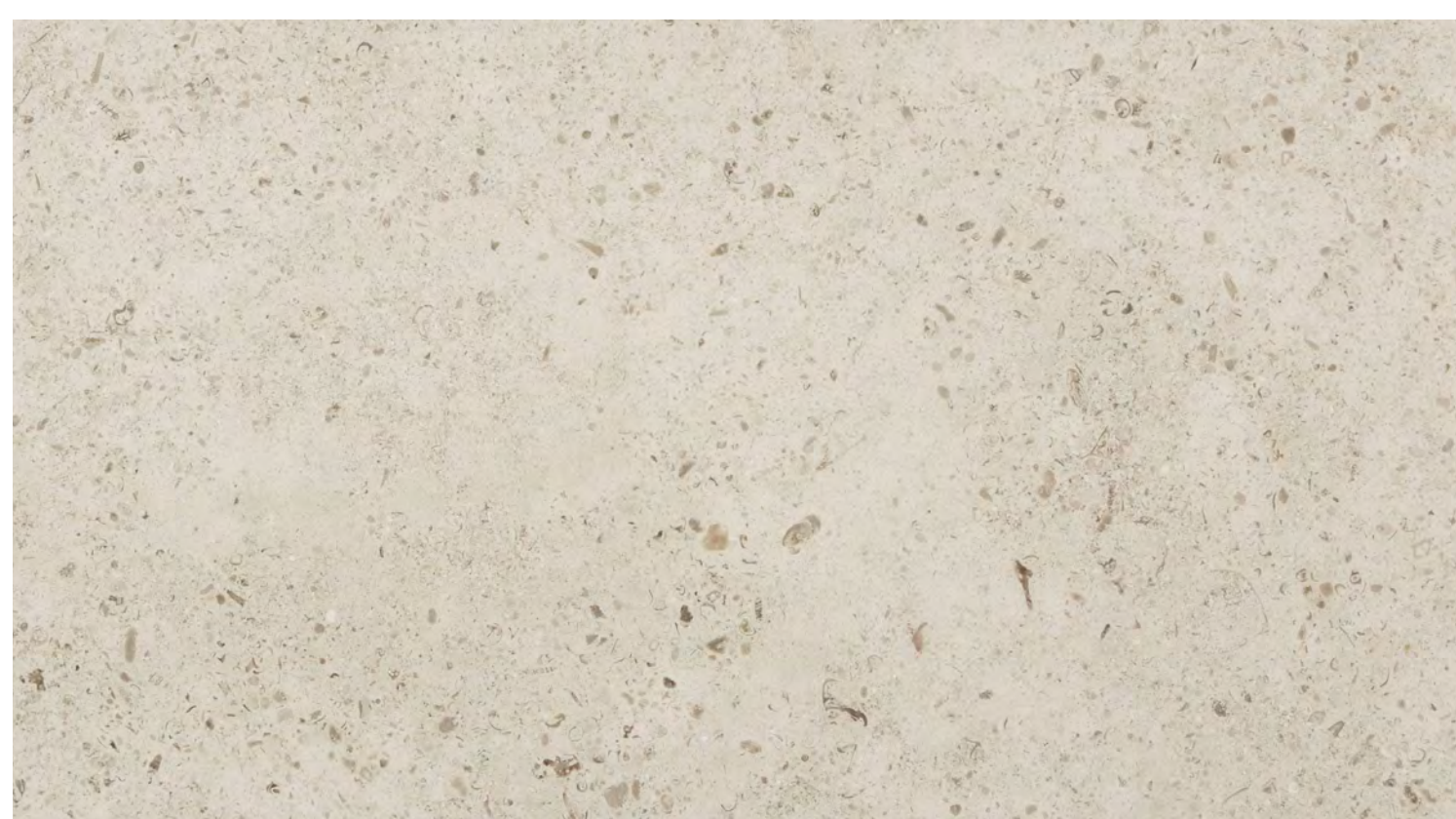
WOOD OPTION IDEA B
DARK RICH



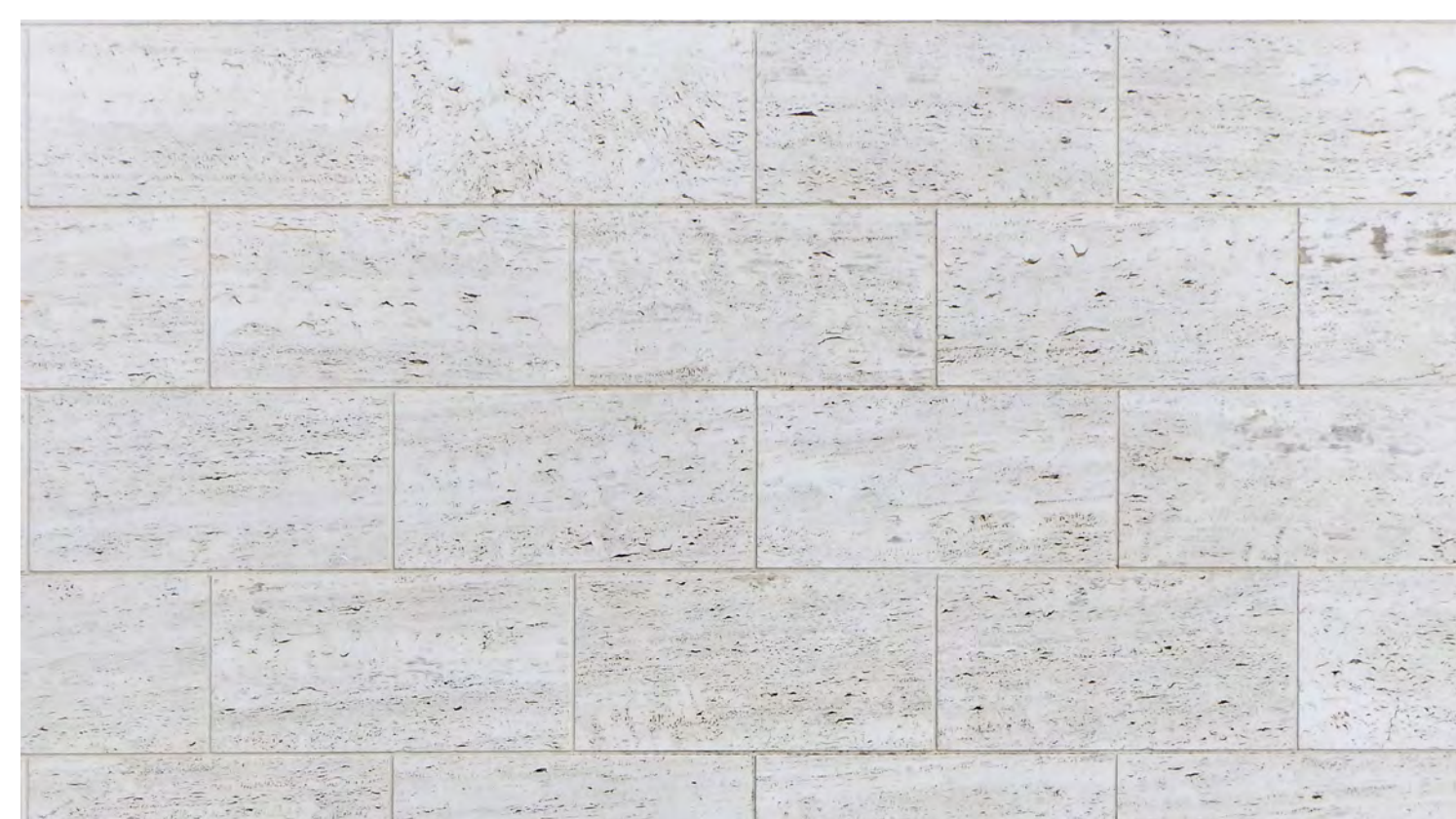
WOOD OPTION IDEA C
NATURAL CLEAR



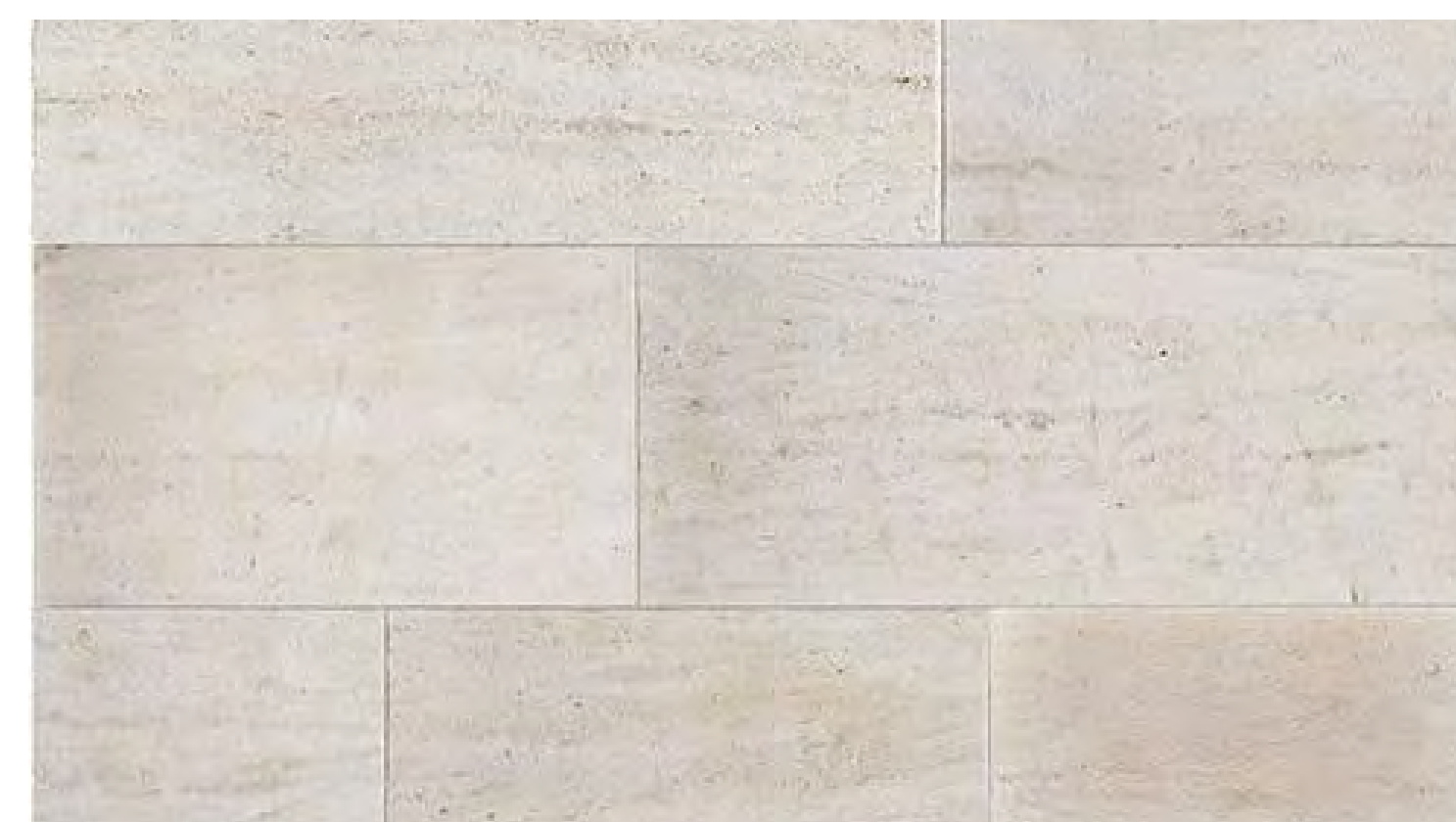
WHITE STUCCO



STONE OPTION IDEA A
TEXTURED LIMESTONE, CREAM COLORING



STONE OPTION IDEA B
TEXTURED LIMESTONE, WHITE COLORING



STONE OPTION IDEA C
SMOOTH LIMESTONE, CREAM COLORING

DESIGN STYLE

THE DESIGN THEME FOLLOWS THE CHARACTER OF THE AREA WITH OVERHANGS AND KEEPING A LOW RAMBLING SILHOUETTE BY LOCATING THE 2ND FLOOR ADDITION TO THE FAR SOUTH SIDE OF THE RESIDENCE. THE NEW TRELLIS AT THE PATIO, THE FOLDING DOORS LEADING INSIDE, AND THE SLIDING DOORS TO THE GOLF SIMULATOR ROOM ENHANCE THE INSIDE-OUTSIDE OF NATURE OF SOUTHERN CALIFORNIA. THE NEW STUCCO IS A TRADITIONAL MATERIAL OFFSET WITH WOOD SIDING ACCENTS FOR A CONTEMPORARY ENHANCEMENT.