

**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-1087614**
- Address and APN(s):  
**2734 Bordeaux Ave., La Jolla, CA 92037/ APN: 344-100-0300**
- Project contact name, phone, e-mail:  
**Patrick Vercio, Island Architects/ (858) 459-9291/ pvercio@islandarch.com**
- Project description:  
**PROPOSED 1,110.5 SF (GFA) DETACHED SINGLE-STORY ADU OVER BASEMENT WITH GREEN ROOF, ACCESSORY TO EXISTING SINGLE FAMILY HOME (IN ACCORDANCE WITH THE LEGACY VERSION OF THE SAN DIEGO MUNICIPAL CODE REFERRED TO IN INFORMATION BULLETIN 400, UPDATED AUGUST 2022).  
SITE IMPROVEMENTS INCLUDE ON GRADE PATH, LANDSCAPE, DRAINAGE FEATURES, AND GRADING. THE ADU AND SITE IMPROVEMENTS ARE ALL LOCATED OUTSIDE OF THE COVENANT OF EASEMENT AND WITHIN THE ALLOWABLE DEVELOPMENT AREA OF THE LOT RESULTING IN NO ENCROACHMENT AND NO IMPACT TO STEEP SLOPES OR OTHER ENVIRONMENTALLY SENSITIVE LANDS.**
- 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: **0.91 AC./ 39,677.10 SF**
  - existing structure square footage and FAR (if applicable): **5,453 SF/ 0.137 FAR**
  - proposed square footage and FAR:  
**ADU SF = 1,110.5 SF/ 0.028 FAR**  
**Total SF = 6,563.5 SF/ 0.165 FAR**
  - existing and proposed setbacks on all sides:  
**Front Yard Setback: 5'-0" existing to remain**  
**Side Yard Setback: 5'-0" existing to remain**  
**Rear Yard Setback: >100'-0"**
  - height if greater than 1-story (above ground): \_\_\_\_\_

**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.

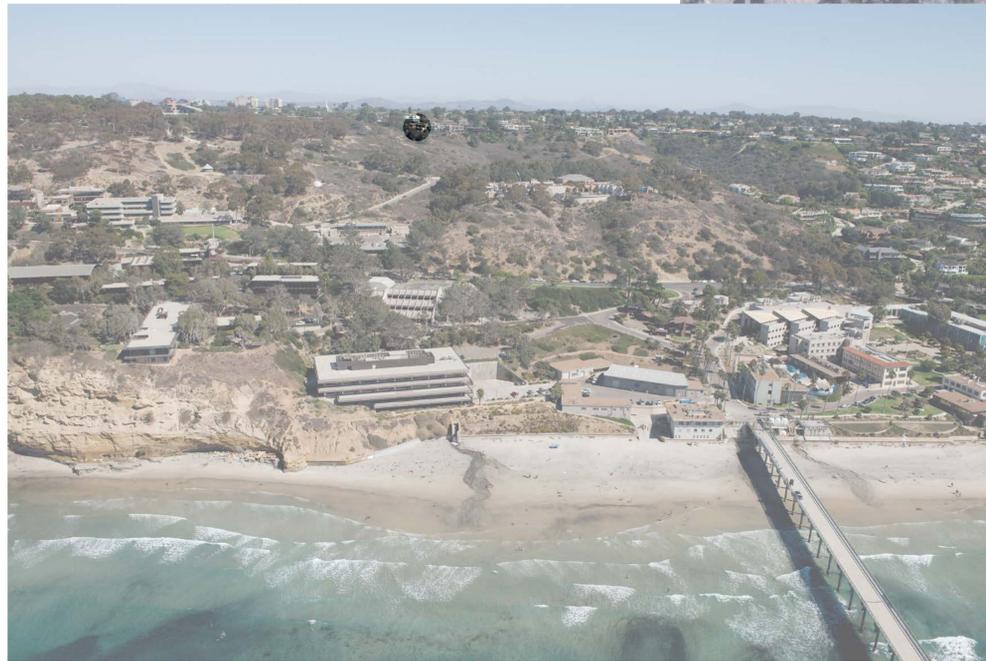
Thank you,

Please return the information requested to no later than a week before the scheduled meeting date:

Melissa Garcia, Senior Planner  
[magarcia@sandiego.gov](mailto:magarcia@sandiego.gov)  
City Planning Department  
619-236-6173



AERIAL MAP OF SITE  
NTS



AERIAL VIEW OF SITE

# BORDEAUX AVE RESIDENCE

2734 BORDEAUX AVE, LA JOLLA, CA 92037

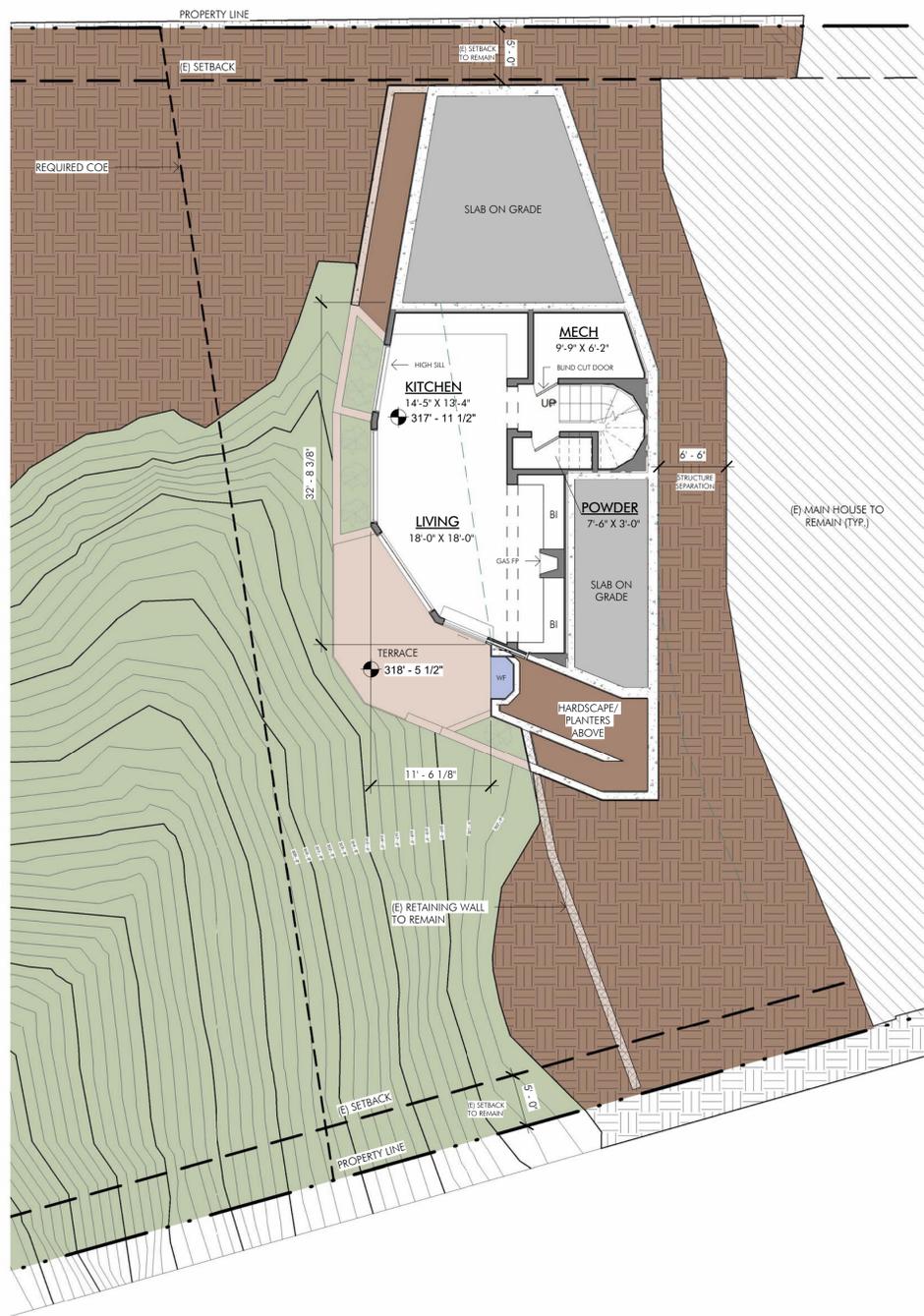
Date: 03/18/2026



SITE PLAN  
1" = 20'-0"

# BORDEAUX AVE RESIDENCE

2734 BORDEAUX AVE, LA JOLLA, CA 92037  
Date: 03/18/2026



KITCHEN & LIVING ROOM AREA DIAGRAM  
 1/8" = 1'-0"



STUDY & BEDROOM AREA DIAGRAM  
 1/8" = 1'-0"

# BORDEAUX AVE RESIDENCE

2734 BORDEAUX AVE, LA JOLLA, CA 92037  
 Date: 03/18/2026

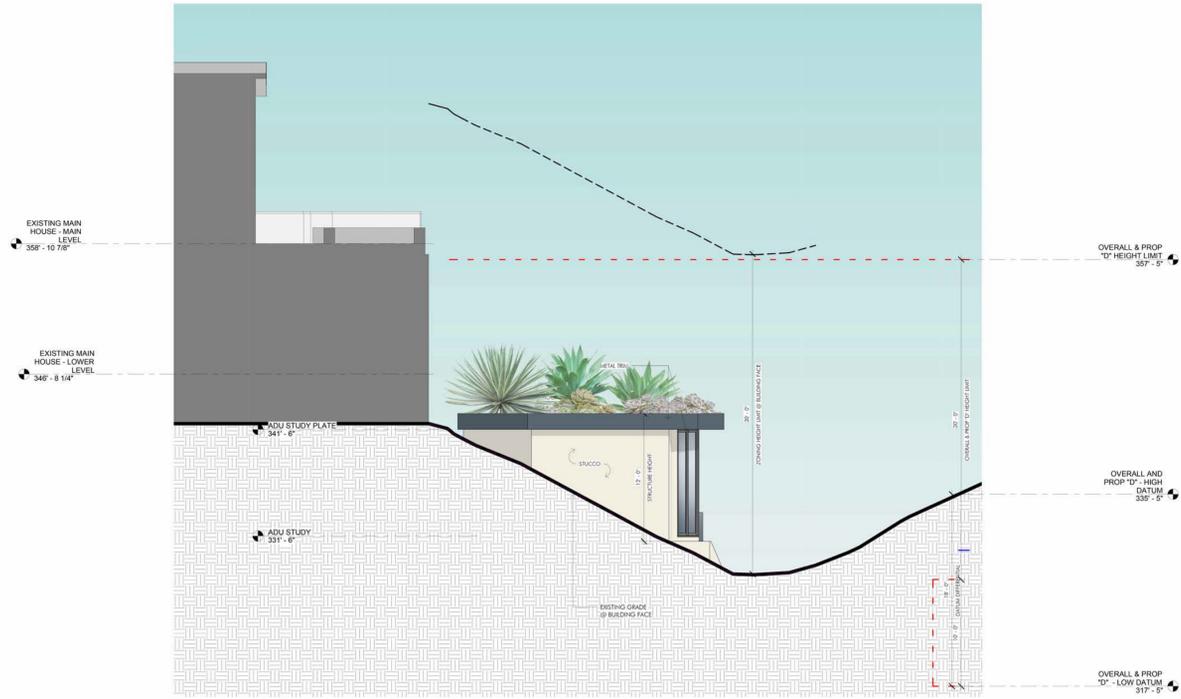


ROOF PLAN   
 1/8" = 1'-0"

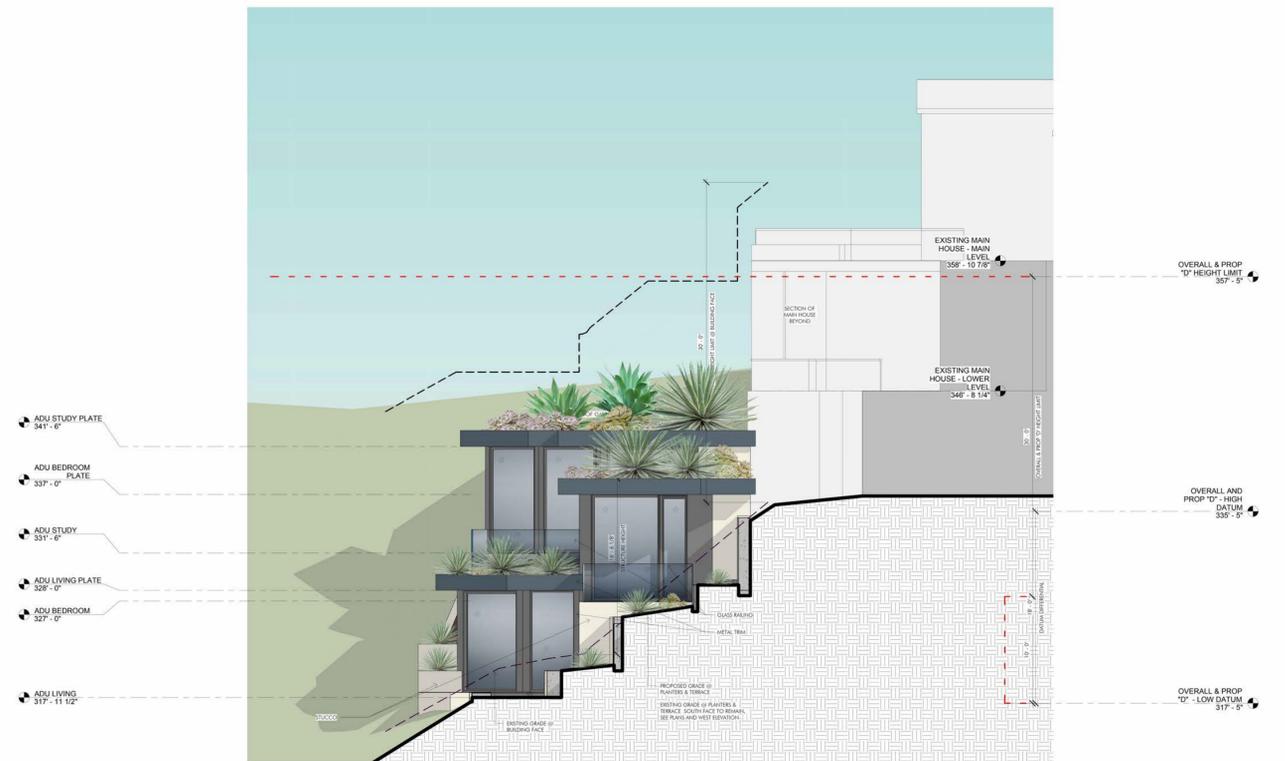
# BORDEAUX AVE RESIDENCE

2734 BORDEAUX AVE, LA JOLLA, CA 92037  
 Date: 03/18/2026





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

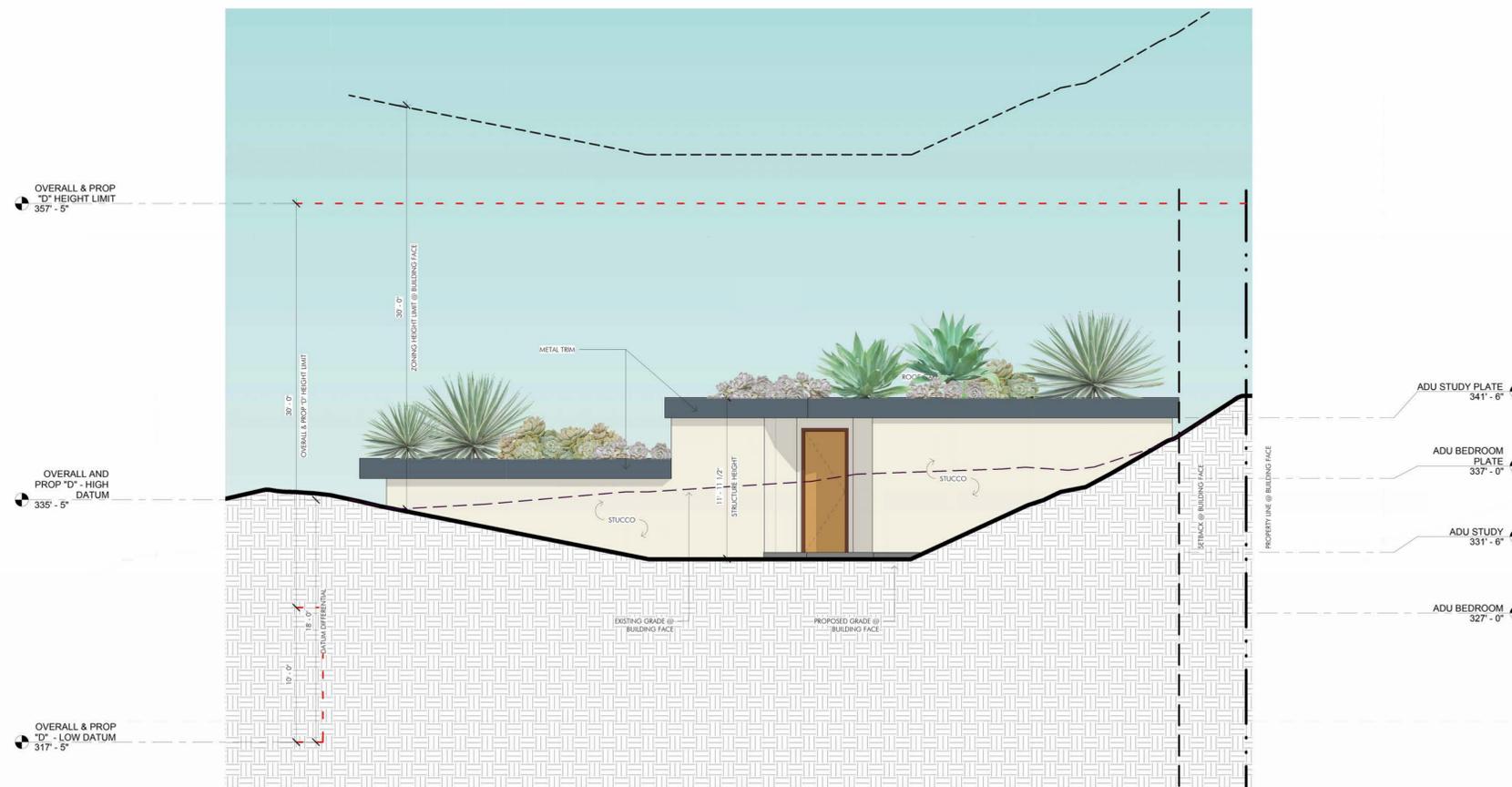


SOUTH ELEVATION  
1/8" = 1'-0"

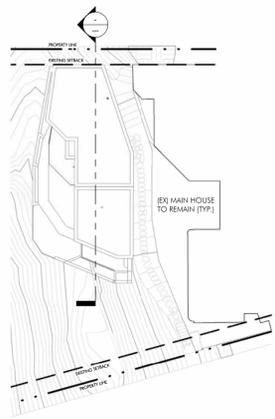
# BORDEAUX AVE RESIDENCE

2734 BORDEAUX AVE, LA JOLLA, CA 92037

Date: 03/18/2026



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



**SECTION**  
1/8" = 1'-0"

# BORDEAUX AVE RESIDENCE

2734 BORDEAUX AVE, LA JOLLA, CA 92037

Date: 03/18/2026



PROJECT DATA AND COMPLIANCE CHART

RULES/REGULATION	ALLOWED	PROPOSED	STATUS
<b>HEIGHT</b>			
ROOF	30'-0"	18'-6" STRUCTURE HEIGHT	COMPLIES
<b>SETBACKS</b>			
FRONT YARD	N/A	5'-0" (EXISTING TO REMAIN)	COMPLIES
INTERIOR SIDE YARDS	N/A	5'-0" (EXISTING TO REMAIN)	COMPLIES
REAR YARD	N/A	> 100'-0"	COMPLIES
<b>LOT AREA</b>			
BUILDING FOOTPRINT	60% MAX	3,837 SF - MAIN HOUSE (EX. TO REMAIN) 1,231 SF - ADU (PROPOSED)	13% COMPLIES
LANDSCAPE COVERAGE	30% MIN	30,582.1 SF	77% COMPLIES
HARDSCAPE COVERAGE	N/A	4,027 SF	10% COMPLIES
<b>SQUARE FOOTAGE</b>			
LOT AREA	N/A	39,677.1 SF	
PRIMARY DWELLING (GFA)	N/A	5,453 SF (EXISTING TO REMAIN)	0.14 FAR COMPLIES
ADU (GFA)	N/A	1,110.5 SF	0.03 FAR COMPLIES
TOTAL GROSS FLOOR AREA	N/A	6,563.5 SF	0.17 FAR COMPLIES

CHARACTER	DESIGN STYLE	COMPLIANCE
	MINIMAL CONTEMPORARY WITH SUSTAINABLE DESIGN APPROACH	COMPLIES
	MATERIALS STUCCO, METAL, GLASS	COMPLIES
	FORM MASSING SET INTO HILL, ANGLED FACADES, & FLAT ROOF WITH NATURAL ROOF GARDEN	COMPLIES
	RELATIONSHIP MASSING AND SETBACKS CONFORM WITH VICINITY, ROOFLINE BELOW STREET LEVEL	COMPLIES
	LANDSCAPE INTEGRATED, NATURALISTIC LANDSCAPE, ROOF GARDEN	COMPLIES
	QUALITY HONEST USE OF GOOD QUALITY MATERIALS	COMPLIES



LANDSCAPE DIAGRAM & PROJECT DATA   
1" = 20'-0"

# BORDEAUX AVE RESIDENCE

2734 BORDEAUX AVE, LA JOLLA, CA 92037  
Date: 03/18/2026

February 6, 2026

Patrick Vercio  
Island Architects  
7626 Hershel Avenue  
La Jolla, CA 92037  
[pvercio@islandarch.com](mailto:pvercio@islandarch.com)

Subject: Assessment of Application for 2734 Bordeaux Avenue Project No. PRJ-1087614

Dear Patrick Vercio,

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

### **Project Scope**

An amendment to the previously issued Coastal Development Permit and Site Development Permit 41-0314 for the Koster Residence for the proposed detached 1,111-square-foot (sf) accessory dwelling unit (ADU) with a basement, green roof, and associated site improvements located at 2734 Bordeaux Avenue. The 0.91-acre project site is in the La Jolla Shores Planned District – Single Family (LJSPD-SF) and Residential Single-Unit (RS-1-7) zones within the Coastal Overlay Zone, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Campus Impact), a Parking Standards Transit Priority Area, a Transit Priority Area, a Paleontological Sensitivity Area, and Environmentally Sensitive Lands in the form of Coastal Sage Scrub, Torrey Pine, and Steep Hillside within the La Jolla Community Plan, Council District 1.

- Location: [2734 Bordeaux Avenue, La Jolla, CA 92037](#)
- Community Plan: [La Jolla](#)
- Requested Approvals/Process:
  - Coastal Development Permit (Process 2) pursuant to San Diego Municipal Code ([SDMC Section 126.0707\(a\)](#)) for the proposed development in the Coastal Overlay Zone.
  - Site Development Permit (Process 3) pursuant to [SDMC Section 143.0110\(b\) Table 143-01A](#) and [Section 126.0502\(a\)\(1\)\(B\)](#) for the proposed development within Environmentally Sensitive Lands (ESL).

### **Project Scope, Revisions, and Recap:**

The project is being processed as an amendment to previously issued CDP and SDP 41-0314 for the Koster Residence. This sixth review cycle included a fourth revised scope of work reducing the proposed square footage of the ADU to 1,111 sf, an increase to the proposed basement to 482 sf, and associated site improvements to an existing single-family residence.

## 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.

Additional supporting materials and technical information are necessary for continued project review:

- La Jolla Shores Planned District Advisory Board recommendation (see Planning's review).

## Project Timeline

[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 **May 6, 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.

## Project Accounting

- Our most recent records show that there is a balance of **\$9,001.31** 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 the [minimum required balance](#) for [each approval type](#) must be maintained throughout the process. 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

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.

Sincerely,



Jose Bautista  
Development Project Manager  
Phone: 619-557-7983  
Email: [JABautista@sandiego.gov](mailto:JABautista@sandiego.gov)  
Supervisor: Martin Mendez

Enclosures:

1. Project Issues Report
2. Submittal Requirements Report
3. Invoice

cc: File  
Lisa Kriedeman, Chair of the La Jolla Community Planning Group  
City review staff



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

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**Project Address** 2734 Bordeaux  
San Diego, CA 92037

**Project Type** Discretionary Project

**Instructions**

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

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Other

**Community Planning Group**

Jose Bautista  
jabautista@sandiego.gov

[ **Comment 00051** | **Page** | **Open** ]

The proposed project is located within the La Jolla Community Planning Area. La Jolla Community Planning Group is the officially recognized community group for the area to provide recommendations to the City.

If you have not already done so, please contact Harry Bubbins, Chair, of the La Jolla Planning Group, at (858) 459-9490 [info@lajollacpa.org](mailto: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 Jose Bautista, Development Project Manager at [JBautista@sandiego.gov](mailto:JBautista@sandiego.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 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](https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf)

**DSD-Engineering Review**

Khanh Huynh  
KHuynh@sandiego.gov  
(619) 446-5299

[ **Comment 00074** | **Page** | **Conditional** ]



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

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1. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the existing rolled curb located within the City's right-of-way, satisfactory to the City Engineer.

**[ Comment 00075 | Page | Conditional ]**

The project proposes to export 270 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2024 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

**[ Comment 00076 | Page | Conditional ]**

The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

**[ Comment 00077 | Page | Conditional ]**

Prior to the issuance of any building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

**[ Comment 00078 | Page | Conditional ]**

Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

**[ Comment 00079 | Page | Conditional ]**

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 SDMC, into the construction plans or specifications.

**[ Comment 00080 | Page | Conditional ]**

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.

**[ Comment 00081 | Page | Conditional ]**

Development of this project shall comply with all permanent stormwater requirements of Municipal Stormwater Permit No. 2013-0001, or subsequent order, and the current version of the City of San Diego's Stormwater Standards Manual.

**[ Comment 00082 | Page | Conditional ]**

Development of this project shall comply with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual

**DSD-Environmental**

Marlene Watanabe  
mwatanabe@sandiego.gov



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

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[ Comment 00115 | Page | Closed ]

## Project Scope (Updated)

A request for a COASTAL DEVELOPMENT PERMIT and a SITE DEVELOPMENT PERMIT for the construction of a new 1,110.5 square-foot (sf) detached accessory dwelling unit with a 481.5 sf basement. The 0.91 acre site has an existing single-family residence that will remain and is located at 2734 Bordeaux Avenue in the Single Family (SF) zone of the La Jolla Shores Planned District. Additionally, the project site is within the Coastal Overlay Zone (Non-Appealable 2), Coastal Height Limitation Overlay Zone (CHLOZ), Parking Impact Overlay Zone (Coastal and Campus), Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), and the Affordable Housing Parking Demand in the La Jolla Community Plan Area.

[ Comment 00116 | Page | Closed ]

### Biological Resources:

A revised Biological Letter Report prepared by Athena Consulting, dated December 17, 2025 was received for the project. EAS has reviewed and accepted the revised report. All pertinent information will be included in the required environmental document.

[ Comment 00117 | Page | Closed ]

## Preliminary Environmental Determination:

An Addendum to the MND No. 41-0314 for the Koster Residence will be prepared for the project. Please note, this determination is preliminary until all other disciplines have completed their review.

### DSD-Landscape Review

Andrea Navagato  
ANavagato@sandiego.gov  
(619) 446-5197

[ Comment 00118 | Page | Closed ]

Signoff Note: Landscape Area Diagram, Sheet A1.1a. Brush Management Plan, Sheet L1.2, includes alternative compliance. [Info Only]

[ Comment 00119 | Page | Conditional ]

### Landscape Conditions:

Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.



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

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Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. Unplanted recreational areas, walks (areas used for access whether paved, mulched, stepping stone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.

The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

[ Comment 00120 | Page | Conditional ]

**Brush Management Conditions:**

The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

The Brush Management Program shall consist of a modified Zone One ranging from 10-ft. to xx-ft. in width, exercising alternative compliance measures set forth under §142.0412(i) & §142.0412(j), with a corresponding Zone Two of 65-ft. Zone One shall extend out from the habitable structure towards the native/naturalized vegetation, as shown on Exhibit "A." Openings along the brush side of the habitable structures, plus a 10-ft. perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones, in addition to alternative compliance measures indicated on Exhibit "A".



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

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Prior to issuance of any construction permit for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

Prior to issuance of any construction permit for building, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

#### **DSD-Planning Review**

Alexis Hartley  
alhartley@sandiego.gov

[ [Comment 00097](#) | [Page](#) | [Open](#) ]

Upon resubmission, please include (2) recommendations from La Jolla Shores Advisory Board and La Jolla Community Planning Group. (See comment 61).

**Required Submittal**

PRJ-1087614



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

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**Project Address:** 2734 Bordeaux Av, San Diego, CA 92037

**Project Type:** Discretionary Project

**Primary Contact:**  
pvercio@islandarch.com

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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:**

Applicant Response to Issues

DSD-Planning Review

Community Planning Group Recommendation

Community Planning Group

2734 BORDEAUX AVE  
PHOTO SURVEY

NEIGHBORHOOD SURVEY

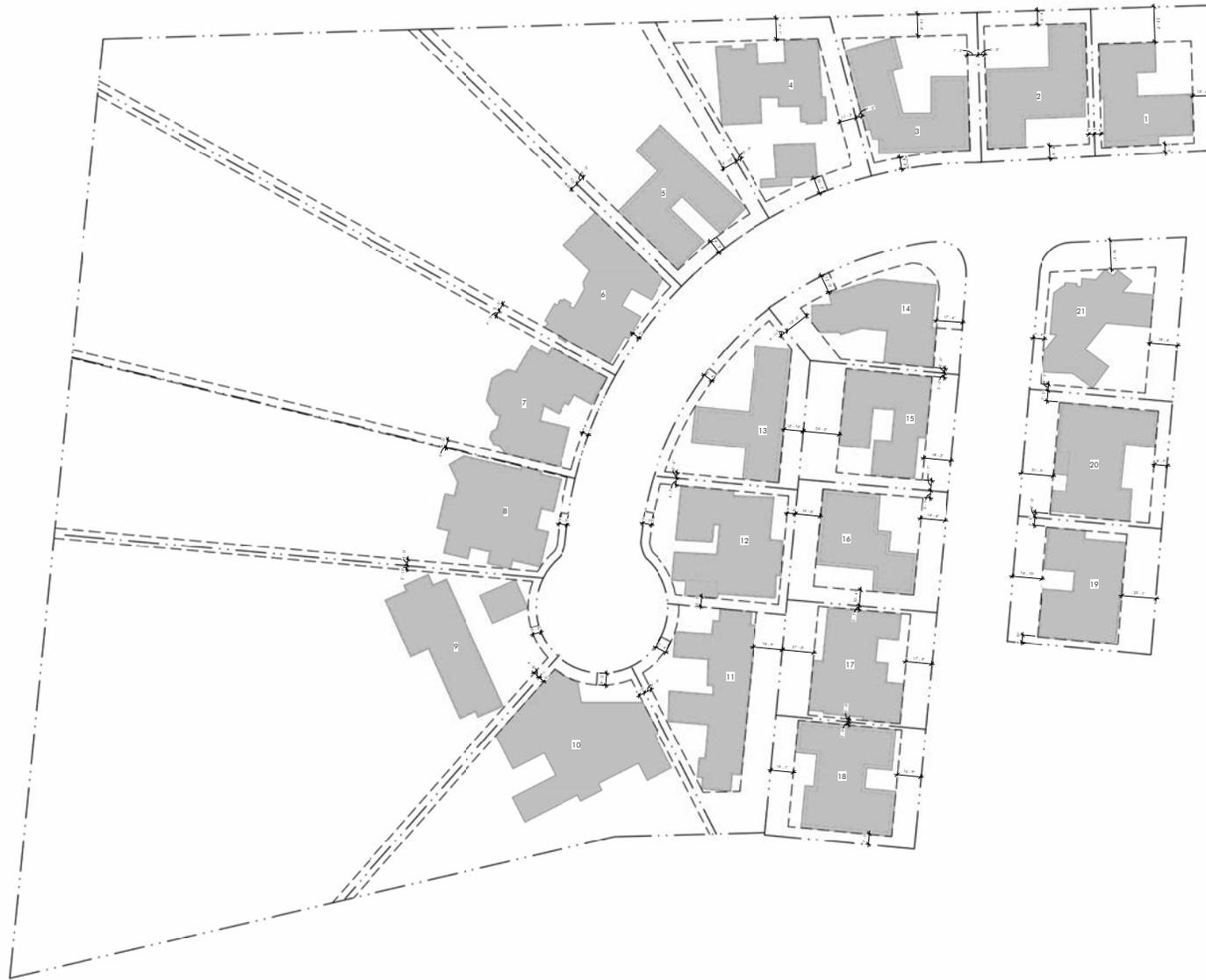
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2734 BORDEUAX AVENUE

LA JOLLA, CA 92037

DATE: 03/09/2026





KEYMAP WITH 300' RADIUS OF PROPERTY

2734 BORDEUAX AVENUE  
LA JOLLA, CA 92037  
DATE: 03/09/2026

Number	Parcel Number	Site Address	Building SF per Web Search	**Estimated Garage SF	Lot Size per Web Search	FAR	*Front Set Back	*Rear Set Back	*Side Set Backs	
1	344-111-03-00	2774 Bordeaux Ave	2,018	500	8,000	0.31	5'-5"	23'-2"	13'-6"	1'-6"
2	344-111-02-00	2766 Bordeaux Ave	2,721	500	8,000	0.40	8'-6"	9'-3"	4'-3"	3'-7"
3	344-111-01-00	2758 Bordeaux Ave	2,566	500	8,600	0.36	8'-0"	14'-6"	4'-0"	7'-3"
4	344-100-01-00	2750 Bordeaux Ave	2,234	0	11,761.20	0.19	10'-7"	14'-1"	3'-9"	11'-3"
5	344-100-02-00	2742 Bordeaux Ave	2,369	500	19,602	0.15	9'-3"	> 50'	6'-0"	9'-10"
6	344-100-03-00	2734 Bordeaux Ave	See Property Information Below							
7	344-100-04-00	2726 Bordeaux Ave	3,912	500	50,965.20	0.09	4'-1"	> 100'	5'-0"	4'-0"
8	344-100-05-00	2718 Bordeaux Ave	4,178	500	31,798.80	0.15	5'-3"	> 100'	4'-0"	0'-6"
9	344-100-06-00	2710 Bordeaux Ave	3,321	500	73,180.80	0.05	5'-5"	> 100'	4'-6"	2'-10"
10	344-100-11-00	2702 Bordeaux Ave	3,062	500	17,424	0.20	8'-0"	> 50'	4'-0"	4'-0"
11	344-100-12-00	2705 Bordeaux Ave	2,496	0	10,890	0.23	7'-4"	19'-5"	0'-0"	4'-9"
12	344-100-13-00	2715 Bordeaux Ave	1,893	750	7,700	0.34	5'-10"	5'-6"	4'-7"	6'-5"
13	344-100-14-00	2727 Bordeaux Ave	2,072	500	8,400	0.31	6'-4"	12'-10"	4'-11"	3'-6"
14	344-112-01-00	2757 Bordeaux Ave	2,510	500	8,900	0.34	12'-0"	3'-0"	17'-6"	16'-6"
15	344-112-02-00	8750 Glenwick Ln	1,913	500	8,000	0.30	18'-2"	24'-2"	6'-7"	3'-0"
16	344-112-03-00	8736 Glenwick Ln	1,768	500	8,000	0.28	16'-6"	16'-6"	10'-4"	5'-1"
17	344-112-04-00	8720 Glenwick Ln	3,443	500	8,000	0.49	17'-3"	21'-0"	2'-0"	2'-7"
18	344-112-05-00	8704 Glenwick Ln	2,709	500	8,000	0.40	15'-9"	15'-1"	7'-0"	2'-0"
19	344-113-03-00	8735 Glenwick Ln	2,232	500	8,100	0.34	19'-10"	23'-1"	5'-8"	4'-10"
20	344-113-02-00	8751 Glenwick Ln	3,184	500	8,100	0.45	21'-3"	8'-7"	7'-0"	3'-0"
21	344-113-01-00	8765 Glenwick Ln	4,086	500	10,300	0.45	7'-4"	18'-5"	19'-3"	4'-2"
22	344-090-02-00	2300 Expedition Way	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
23	344-090-07-00	2300 Expedition Way	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	760-228-29-00	8610 Kennel Way	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	760-228-55-00	8755 Biological	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	760-228-71-00	8632 Discovery Way	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Number	Parcel Number	Site Address	Building SF	Garage SF	Lot Size	FAR	Front Set Back	Rear Set Back	Side Set Backs	
Existing	344-100-03-00	2734 Bordeaux Ave	4,987	466	39,677.10	0.14	5'-0"	> 100'	5'-0"	5'-0"
<b>Proposed</b>	<b>344-100-03-00</b>	<b>2734 Bordeaux Ave</b>	<b>6,098</b>	<b>466</b>	<b>39,677.10</b>	<b>0.17</b>	<b>All Setbacks to Remain</b>			

- \* Setbacks Measured per Aerial Survey/ Estimated from County Assessor's Parcel Map and Visual Surveys
- \*\* 250 Sq Ft Added per Garage Parking Space

## PROPERTIES WITHIN A 300' RADIUS

# 2734 BORDEUAX AVENUE

LA JOLLA, CA 92037

DATE: 03/09/2026





1 - 2774 BORDEUAX AVE, LA JOLLA, CA 92037



2 - 2766 BORDEUAX AVE, LA JOLLA, CA 92037



3 - 2758 BORDEUAX AVE, LA JOLLA, CA 92037



4 - 2750 BORDEUAX AVE, LA JOLLA, CA 92037



5 - 2742 BORDEUAX AVE, LA JOLLA, CA 92037



NOTE: MAIN HOUSE TO REMAIN/ PROPOSED ADU NOT VISIBLE FROM STREET

6 - 2764 BORDEUAX AVE, LA JOLLA, CA 92037



7 - 2726 BORDEUAX AVE, LA JOLLA, CA 92037



8 - 2718 BORDEUAX AVE, LA JOLLA, CA 92037



9 - 2710 BORDEUAX AVE, LA JOLLA, CA 92037



10 - 2702 BORDEUAX AVE, LA JOLLA, CA 92037- UNDER CONSTRUCTION



11 - 2705 BORDEUAX AVE, LA JOLLA, CA 92037



12 - 2715 BORDEUAX AVE, LA JOLLA, CA 92037



13 - 2727 BORDEUAX AVE, LA JOLLA, CA 92037



14 - 2757 BORDEUAX AVE, LA JOLLA, CA 92037



15 - 8750 GLENWICK LN, LA JOLLA, CA 92037



16 - 8736 GLENWICK LN, LA JOLLA, CA 92037



17 - 8720 GLENWICK LN, LA JOLLA, CA 92037

 **ISLAND** ARCHITECTS  
7626 HERSCHEL AVE, LA JOLLA, CA 92037  
858-459-9291 [www.islandarch.com](http://www.islandarch.com)



18 - 8704 GLENWICK LN, LA JOLLA, CA 92037



19 - 8735 GLENWICK LN, LA JOLLA, CA 92037



20 - 8751 GLENWICK LN, LA JOLLA, CA 92037



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