

La Jolla Highlands, Unit 2 Architectural Committee

August 24, 2025

Dr. Emmett Cunningham and Dr. Sharon Shaw
2734 Bordeaux Avenue
La Jolla, CA 92037

Dear Emmett and Sharon,

In compliance with the deed restriction requirement that no building, other structure, or improvement may commence until the complete plans and specifications have been approved in writing by the Architectural Committee as stated in the Building Restrictions and Architectural Control (CCRs) for La Jolla Highlands Unit 2, Island Architects has shared the latest revision of plans for the proposed auxiliary structure at 2734 Bordeaux Ave, which we appreciate. This letter addresses our findings about the revised plan.

It is useful to summarize our deliberations to date on this proposed project. As you know, the Architectural Committee did not approve the original design (hereinafter referred to as Plan A) for reasons outlined in our letter of July 10, 2023. While that letter summarized many reasons why Plan A was inconsistent with the neighborhood character and why it was opposed by all nearby neighbors with canyon adjacent lots, the primary finding was that the design exceeded one story in height which is allowed only by exception by the Architectural Committee, which we declined to grant. Subsequently at your direction, Island Architects took many of the neighbors' points into consideration and submitted a revised plan (referred to as Plan B), a single-story design with a footprint brought back from the north property line that addressed some of the neighbors' comments regarding the impact on view corridors. Even with these positive revisions, the majority of neighbors still opposed approving a new separate structure that was lower on the canyon slope than any existing structure on any similar adjacent lot. However, because the Architectural Committee viewed Plan B as responsive to some of the neighbors' comments and as consistent with the one-story restriction of the CCRs, we approved the design contingent on the City's detailed review of the feasibility of the project and of the wider biological, geotechnical, and environmental issues that we felt were beyond the scope of our Committee.

We now understand from Island Architects' letter of July 28, 2025 that the City would not permit Plan B because the footprint was outside of the lot's allowable development area. The City's response is not surprising, and it aligns with a fundamental point made by many neighbors in our deliberations for Plan A: the over-6300 square-foot main house at 2734 Bordeaux is already much larger than any other residence in our subdivision, and the remaining lot area cannot accommodate an additional structure. This view was particularly strong among those who remember the neighborhood uproar to Island Architects' original design for the main house that exceeded 9000 sq ft.

The architect has now shared a modified design package, referred to as Plan C, which relocates the envisioned auxiliary structure back against the northern property line and significantly changes its design in an attempt to fit the desired functionality within the City-designated approved development area. This new design includes significant new excavation into the existing canyon slope, and an

increase in rooftop height of the north section by over four feet relative to Plan B. Most importantly, the proposed structure's overall height is now 22 feet from the ADU living floor (sections B and C) to the ADU study plate (section A), which is clearly more than one story in height. This is not allowed by the CCRs ("no dwelling without the written approval of the Architectural Committee shall be more than one story in height") and due to neighbor sentiment, we will not grant an exception in this case. Indeed, notwithstanding the architect's assertion that this is a one-story structure because "buried basement is not considered a story since it is below grade," Plan C is clearly a two-story design. The west side of the lower floor with its wall of unobstructed, above ground floor-to-ceiling windows is obviously not "buried" in any sense of the word simply because its east side is excavated back into the hillside. Not counting the east side of the kitchen / living area in the GFA total because it happens to be behind an imaginary line where the hillside used to be strikes us as similarly dubious.

In our July 2023 letter detailing the strong neighborhood consensus opposing Plan A, we said that the owners of the six adjacent canyon properties to the northeast and the south of 2734 Bordeaux were categorically opposed to new construction on any canyon-facing lot downslope of the site intended for the main house. This has not changed, and until your initial proposal no such structure had ever been proposed. Concerns remain about the effect of any canyon slope excavation or construction on the stability and safety of adjacent canyon properties, and the strong desire to protect the canyon's natural state for the mutual enjoyment of all. Owners feel strongly on this point even knowing it means they are inherently limiting their option to develop their own downslope properties in the future.

In approving Plan B, the Committee took the gamble to trust the City to determine whether a structure consistent with the neighborhood restrictions could safely be built within the remaining development area, and they have given their answer. After having considered three designs now, it is difficult to envision a path to approval for an additional building on your lot. This would be a precedent that the neighborhood finds very concerning and that some are likely to oppose in all forthcoming City hearings and beyond.

We refer to your commitment made at the neighborhood meeting in 2023 to defer any construction until after you are actually residing here. We think this is a very wise plan in that it will give you a deeper experience of your property and its environmental setting, and perhaps an expanded understanding of your neighbors' viewpoints. We are sure our conclusion is disappointing, and of course we are happy to discuss this with you further.

Sincerely,

Your Architectural Committee



Holly Given, Ph.D.



Aler Krishnan



Helene Guilpan

Cc: Island Architects



From: [Michele Lang-Hillyard](#)
To: [Garcia, Melissa](#)
Subject: [EXTERNAL] 2734 Bordeaux
Date: Monday, March 16, 2026 3:30:09 PM

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Hello,

I am a homeowner on 2711 Glenwick Place, which is on the adjacent cul-de-sac. We have a large property that is located with vast canyon in our backyard. We realize many people desire more expansive homes, but the suggested ADU at 2734 Bordeaux sits well into the canyon. There has never been a building in the surrounding canyons and this project would open the floodgates for this being a regular occurrence. Furthermore two of the adjoining properties have had landslides, even with careful consideration of the delicate canyon. I understand San Diego needs more housing, but this ADU could potentially ruin a pristine canyon forever.

Thank you.
Michele Lang-Hillyard

Sent from my iPad

From: [paola feher](mailto:paola.feher)
To: Garcia, Melissa
Cc: potter46@san.rr.com
Subject: [EXTERNAL] 2734 Bordeaux Avenue ADU
Date: Monday, March 16, 2026 10:56:37 AM

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Dear Melissa:

I am writing to express my concern over the proposed ADU building in the canyon at 2734 Bordeaux Avenue in La Jolla.

I am co-owner of a home 3 doors down, at 2710 Bordeaux Avenue, and with shared canyon to that of 2734.

Currently the canyon is completely building free. It is wild and houses many forms of flora and fauna whose ecosystem and corridor would be disrupted by construction. This ADU construction will have deleterious effects and, if approved, could set the precedent for future construction in wild canyons throughout San Diego.

We urge you to seriously consider the consequences of allowing this building permit.

Thank you
Paola Feher

From: [Amelia Eastman](#)
To: [Garcia, Melissa](#)
Cc: jpotter46@san.rr.com; [Brian Pickett](#)
Subject: [EXTERNAL] Bordeaux Ave ADU
Date: Monday, March 16, 2026 8:52:03 AM

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Hi Ms. Garcia and Potter,

We are opposed to the ADU being proposed 4 doors down from us on Bordeaux Ave in La Jolla Shores Heights that is up for review at the next planning meeting. We object to the precedents of building in the canyon. We live in a canyon facing lot and are opposed to any building in the canyon.

Kind regards,
Amelia Eastman and Brian Pickett
2766 Bordeaux Ave, La Jolla, CA 92037

From: [Will Doolittle](#)
To: [Garcia, Melissa](#)
Cc: jpottter46@san.rr.com; holly.given@gmail.com; [Larry Doolittle](#)
Subject: [EXTERNAL] ADU at 2734 Bordeaux
Date: Sunday, March 15, 2026 8:46:07 PM

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Hello Ms. Garcia,

I understand there is a La Jolla Shores PDA meeting on March 18, and the agenda will include a proposed ADU permit for 2734 Bordeaux Ave. My family owns 2750 Bordeaux Ave., 2 doors up the hill from 2734.

I won't be able to attend the meeting in person, but I wanted to express our concern with the proposed ADU. The designs place it well into the canyon behind the homes on Bordeaux, which would incur fire risk and environmental damage. My understanding is also that the main house is at the buildable limit given its footprint and the lot size, at over 6,000 square feet. I would ask that the Board consider these factors when reviewing the planned ADU.

Thank you,
Will Doolittle

From: [Shoshanah Feher Sternlieb](#)
To: [Garcia, Melissa](#)
Cc: potter46@san.rr.com
Subject: [EXTERNAL] Neighbor Comment on ADU Proposal at 2734 Bordeaux Ave
Date: Sunday, March 15, 2026 5:33:01 PM

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Dear Ms. Garcia,

I am the co-owner of 2710 Bordeaux Avenue, three homes from 2734 Bordeaux and on a canyon-facing lot within the same canyon.

I'm concerned about the precedent that allowing new construction in the canyon would set. Approving this project would set an unwelcome precedent for additional building in the canyon, which would have lasting impacts on the canyon's ecosystem and the natural character that defines this part of La Jolla.

I respectfully hope the Board will consider the long-term implications for the canyon and the surrounding community. I would appreciate it if you could please share my concern with the La Jolla Shores Planned District Advisory Board. Thank you for your time!

Best wishes,

Shoshanah Feher Sternlieb

From: [Susan Pettigrew](#)
To: [Garcia, Melissa](#)
Cc: jpotter46@san.rr.com
Subject: [EXTERNAL] ADU at 2734 Bordeaux Av
Date: Sunday, March 15, 2026 11:41:43 AM

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Hello Melissa,

I was asked by Holly Given from the La Jolla Highlands Unit #2 Architectural Committee to submit to you a short summary of my opinion on the latest proposal for an auxiliary dwelling downslope from the main house at 2734 Bordeaux Avenue. I live next door to the south at 2726, on the rim of the same canyon. I am passionately opposed to the ADU. There are no architectural manipulations or cosmetic enhancements that could favorably influence my opinion because my objection is to ANY structure being built in this canyon and the precedent it would inevitably set. Thank you for all of your efforts in reviewing this project.

Sincerely,
Susan Pettigrew

From: [Garcia, Melissa](#)
To: [Nasrallah, Matthew](#)
Subject: FW: [EXTERNAL] 2734 Bordeaux ADU
Date: Wednesday, March 18, 2026 10:05:41 AM

-----Original Message-----

From: Garcia, Melissa
Sent: Tuesday, March 17, 2026 4:51 PM
To: 'jpotter46@san.rr.com' <jpotter46@san.rr.com>; 'katneilJCPA@outlook.com' <katneilJCPA@outlook.com>; 'lazer@sandiego.edu' <lazer@sandiego.edu>; 'weissmansuzanne@gmail.com' <weissmansuzanne@gmail.com>; 'covevu@gmail.com' <covevu@gmail.com>; 'sherri@lightner.net' <sherri@lightner.net>
Subject: FW: [EXTERNAL] 2734 Bordeaux ADU

Public Comment Item #10

-----Original Message-----

From: Martha Hillyard <martha.hillyard@gmail.com>
Sent: Tuesday, March 17, 2026 4:38 PM
To: Garcia, Melissa <MAGarcia@sandiego.gov>; Jane Potter <jpotter46@san.rr.com>
Subject: [EXTERNAL] 2734 Bordeaux ADU

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I live at 2722 Glenwick Place, which is a cul de sac on the same canyon as the proposed ADU. My husband and I are concerned that the proposed ADU will set an unfortunate precedent by intruding far into the canyon. My understanding is that the proposed house is already covering as much of the lot as is allowed.

Martha Hillyard
2722 Glenwick Place

Sent from my iPhone

From: [Garcia, Melissa](#)
To: [Nasrallah, Matthew](#)
Subject: FW: [EXTERNAL] 2734 Bordeaux Ave, La Jolla
Date: Wednesday, March 18, 2026 10:05:56 AM

-----Original Message-----

From: Garcia, Melissa
Sent: Tuesday, March 17, 2026 4:51 PM
To: 'jpotter46@san.rr.com' <jpotter46@san.rr.com>; 'katneilJCPA@outlook.com' <katneilJCPA@outlook.com>; 'lazer@sandiego.edu' <lazer@sandiego.edu>; 'weissmansuzanne@gmail.com' <weissmansuzanne@gmail.com>; 'covevu@gmail.com' <covevu@gmail.com>; 'sherri@lightner.net' <sherri@lightner.net>
Subject: FW: [EXTERNAL] 2734 Bordeaux Ave, La Jolla

Public Comment Item #10

-----Original Message-----

From: Gabrielle Goodman <gabrielle92037@gmail.com>
Sent: Tuesday, March 17, 2026 4:35 PM
To: Garcia, Melissa <MAGarcia@sandiego.gov>
Cc: Jane & Mark Potter <jpotter46@san.rr.com>
Subject: [EXTERNAL] 2734 Bordeaux Ave, La Jolla

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Planning Committee & Permit Review,

LJ Shores already allows for generous size homes on small lots. I hope we are not going to allow the new ADU rules to be exploited to allow single family homes to become larger than what current zoning laws permit, by simply expanding into the previously off-limits canyons of La Jolla and greater San Diego. Our canyons provide public access and hiking trails and open space to all. There have always been strict guidelines about setbacks and building on slopes and canyons. Are we really going to open up our canyons to development? Canyon structures are a fire threat and very difficult to reach for Fire fighters.

Twenty years ago this lovely 6300+ square foot home was built after the previous owner sought unsuccessfully to obtain a variance to build with four foot property line setbacks because they COULD NOT build further into the canyon. Please protect our canyons from these encroachments.

Gabrielle Goodman
8765 Glenwick LN
(Corner of Glenwick & Bordeaux)

From: [Garcia, Melissa](#)
To: [jpotter46@san.rr.com](#); [katneilJCPA@outlook.com](#); [lazer@sandiego.edu](#); [weissmansuzanne@gmail.com](#); [covevu@gmail.com](#); [sherri@lightner.net](#)
Cc: [Nasrallah, Matthew](#)
Subject: FW: [EXTERNAL] 2734 Bordeaux Ave.
Date: Wednesday, March 18, 2026 7:29:20 AM

Public Comment Item #10

From: Sara Clemence <saraclem1@gmail.com>
Sent: Tuesday, March 17, 2026 9:22 PM
To: Garcia, Melissa <MAGarcia@sandiego.gov>; jpotter46@san.rr.com
Subject: [EXTERNAL] 2734 Bordeaux Ave.

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To the La Jolla Shores Planned District Advisory Board:

My name is Sara Clemence, and I am a resident of 2750 Bordeaux Ave, two doors from the proposed ADU project at 2734 Bordeaux. I am writing to object to this development and ask that it be denied approval in its current form.

The proposed project exceeds the maximum buildable area for the property, and does not comply with the covenants that govern our neighborhood. Approving a project that violates these recorded restrictions would set a troubling precedent for future development.

The proposed structure would extend into the canyon significantly farther than any other property in our CC&R area — a canyon that is home to native wildlife and vegetation, and that residents and visitors cherish. The canyon trails and views are part of what makes this neighborhood exceptional, and they would be directly and permanently impacted by this project.

This decision matters, even for residents whose properties are not immediately adjacent to the project. Once a development of this type and scope is approved, it becomes harder to decline the next one.

Many neighboring residents oppose this project. I respectfully ask the Board to turn it down it. Thank you for your time, and for your service to this community.

Sara Clemence

From: [Garcia, Melissa](#)
To: [jpotter46@san.rr.com](#); [katneillJCPA@outlook.com](#); [lazer@sandiego.edu](#); [weissmansuzanne@gmail.com](#); [covevu@gmail.com](#); [sherri@lightner.net](#)
Cc: [Nasrallah, Matthew](#)
Subject: FW: [EXTERNAL] Input regarding Attachment 3 - Item 10 (2734 Bordeaux)
Date: Wednesday, March 18, 2026 8:45:14 AM

Public Comment Item #10

From: Bill Stone <billstone62@gmail.com>
Sent: Wednesday, March 18, 2026 8:21 AM
To: Garcia, Melissa <MAGarcia@sandiego.gov>
Subject: [EXTERNAL] Input regarding Attachment 3 - Item 10 (2734 Bordeaux)

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Dear Ms. Garcia,

We are the Stones, owners of the property at 8721 Glenwick Lane, located a few homes away from the Bordeaux property. As nearby property owners, we have a strong appreciation for the character and open space that define this area, and we are writing to respectfully express our concern regarding the proposed approval of a new accessory dwelling unit (ADU) that would extend into what has long been preserved as open space within our community.

First, we would like to acknowledge and respect the rights of the homeowners seeking this addition. Enhancing one's property is an important and often meaningful endeavor, and we appreciate the thoughtful consideration that goes into such proposals. We also recognize the City's responsibility to balance individual property interests with the broader goals of community planning and preservation.

That said, this particular proposal raises concerns due to its encroachment on previously undisturbed open space. The preservation of these areas contributes significantly to the character, environmental quality, and shared enjoyment of the neighborhood, and may also impact the experience and character of nearby neighborhoods. Once such space is developed, it cannot easily be restored, and incremental changes of this nature may, over time, alter the very qualities that make our community distinctive.

It is also important to note that this proposal has already been reviewed and denied by the governing architectural committee responsible for upholding the neighborhood's CC&Rs. That process exists specifically to ensure that development remains consistent with the established standards and expectations of the community. Overturning or disregarding such determinations may set a precedent that could weaken the effectiveness of those guidelines going forward.

For these reasons, we respectfully urge the Advisory Board to carefully consider the long-term implications of approving this project and to uphold the principles of open space preservation and adherence to established community standards.

Thank you for your time, your service, and your thoughtful consideration of this matter.

Sincerely,
The Stones

From: [Garcia, Melissa](#)
To: [Nasrallah, Matthew](#)
Subject: FW: [EXTERNAL] ADU at 2734 Bordeaux Ave.
Date: Thursday, March 19, 2026 12:00:15 PM

From: Janet Chrispeels <chrispeels@gmail.com>
Sent: Wednesday, March 18, 2026 11:18 AM
To: Garcia, Melissa <MAGarcia@sandiego.gov>
Subject: [EXTERNAL] ADU at 2734 Bordeaux Ave.

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My husband and I are opposed the planned ADU proposed for 2734 Bordeaux Ave.

The house itself is already much larger than others in this family neighborhood and now the owners want to build an ADU down in the canyon. We are alarmed at this proposal because of the fire risk to the whole neighborhood. We witnessed in LA how a neighborhood can go up in flames when we experience warm temperatures and strong Santa Ana winds. The proposed structure is large and being placed down in the canyon area, not up with the house. It also exceeds the CC&R guidelines, and the design was rejected by the Architectural Committee.

Please reject this proposed ADU.

Sincerely,
Janet and Maarten Chrispeels

To: The La Jolla Shores Planned District Advisory Board

Via: Email to Melissa Garcia, Senior Planner: MAGarcia@sandiego.gov

From: Emma Farley, Owner, 2742 Bordeaux Ave

Date: March 17, 2026

Re: Request to Deny Item 10; PRJ-1087614 – 2734 Bordeaux Ave

Dear Chair Potter, and esteemed members Herbert Lazerow, Sherri Lightner, Kathleen Neil, Suzanne Weissman, and Philip Wise,

I am writing with regard to Agenda Item 10 on your March 18th meeting agenda and respectfully ask that my comments be entered into the public record and shared with the board in their entirety. I live adjacent to 2734 Bordeaux Ave on a canyon lot. I wish to express my strong objection to the proposed Accessory Dwelling Unit (ADU) at 2734 Bordeaux Ave. As I will outline below, this proposal is built on a pattern of misrepresentation, in violation of both the City's own Municipal Code and the CC&Rs governing this subdivision, and poses irreversible harm to a canyon ecosystem that our entire community treasures.

A Troubling Pattern of Misrepresentation

This is now the third iteration of this proposal—Plans A, B, and now C—and each has been marked by serious misrepresentations of information in what appears to be a deliberate effort to push this project through. In this latest submission, significant misrepresentations of fact persist. I have particular concerns regarding the stated square footage and height of the proposed structure, both of which appear inconsistent with the actual plans. When applicants repeatedly present inaccurate information to a review board, it erodes the integrity of the process. If the basic dimensions cannot be trusted, how can this board have confidence that the safety claims are accurate? I also fail to see how the proposed development fits within the buildable allowance, or how it properly accounts for the conservation easement that was established specifically because of the massive footprint of the existing property.

The Project Violates the City's Steep Hillside Development Standards

This property sits on a steep hillside within the La Jolla Community Plan area. The Municipal Code is unambiguous: coastal development into steep hillsides *shall be avoided or minimized to the extent possible* (SDMC §§ 143.0412(a)(2) and (4)). Here, it can be avoided entirely—the ADU could be placed where the pool is currently located, an alternative we specifically proposed to the Cunninghams in 2023 in response to Plan A. Even where hillside development cannot be avoided, the Code limits it to 25% of the premises; this proposal exceeds that threshold. Thus the project should be denied. While the applicants may claim that this is not a steep hillside, I seriously question that characterization—and ask whether this is similar logic to claiming that a building with

floor-to-ceiling windows on two stories can be considered a single-story ADU with a basement.

The Project Violates the CC&Rs for La Jolla Highlands Unit 2

In addition to violating the City's Municipal Code, this project is also in direct conflict with the Building Restrictions and Architectural Control (CC&Rs) for La Jolla Highlands Unit 2. The CC&Rs contain a deed restriction requiring that no building, other structure, or improvement may commence until the complete plans and specifications have been approved in writing by the Architectural Committee. More critically, the CC&Rs are explicit that "no dwelling without the written approval of the Architectural Committee shall be more than one story in height." The proposed ADU is a two-story structure. This is a clear and unambiguous violation of the recorded deed restrictions that govern this subdivision. These CC&Rs exist precisely to preserve the character and scale of the community, and they cannot simply be disregarded because a property owner wishes to maximize their buildable footprint.

Irreversible Harm to a Canyon Our Community Shares

Beyond the legal and procedural issues, the human and environmental cost of this proposal cannot be overstated. I have serious concerns about the impact on canyon stability, geology, and the broader ecosystem. This canyon is not a private amenity—it is a shared natural resource enjoyed daily by residents who walk its trails, appreciate its views, and value the wildlife habitat it sustains. I am one of those residents, and I walk the canyon on a near-daily basis.

It is worth emphasizing that none of us with canyon-adjacent lots within our subdivision have developed these areas. We have made that choice out of respect for the natural environment and an understanding that this ecosystem is bigger than any one property owner. Approving this proposal would not only damage the canyon—it would shatter the precedent of stewardship that this community has voluntarily upheld for years. Once that precedent is broken, the consequences for the canyon's trails, public views, natural habitat, and the quality of life we are all fortunate to enjoy will be irreversible. If an ADU that violates the CC&Rs, the Municipal Code, and is not in compliance with the previous conservation easement were to be approved, it would be impossible to deny developments on any other canyon lot—setting an incredibly dangerous precedent.

This proposal is unnecessary, non-compliant with both the Municipal Code and the CC&Rs governing this subdivision, built on repeated misrepresentations, and threatens lasting harm to a canyon that belongs to all of us. I urge you in the strongest possible terms to deny this application.

Sincerely,



Emma Farley

[EXTERNAL] Fwd: 2734 BORDEAUX AVENUE ADU - PRJ-1087614

From Philip Merten <Phil@MertenArchitect.com>

Date Tue 3/17/2026 10:11 PM

To Potter Jane <jrp8702@gmail.com>; Lazerow Herbert <lazer@sandiego.edu>; Lightner Sherri <Sherri@Lightner.net>; Weissman Suzanne <weissmansuzanne@gmail.com>; Neil Kathleen <KNeil@att.net>

Cc Garcia Melissa <MAGarcia@sandiego.gov>

1 attachment (1 KB)

smime.p7s;

Ladies and Gentleman,

I wanted to attend your LJSPDAB meeting Wednesday morning. However, due to an unexpected medical emergency in my family I am not able to attend your meeting. Therefore, in my absence, please consider all of the issues raised in my previous email message below.

As stated previously: Because the proposed project:

1. Exceeds the maximum allowed development area and therefore does not comply with the Land Development Code, and;

2. ZONE 2 cutting and clearing requirements extend roughly 50 feet into the required Conservation Area;

the required Findings for a Coastal Development Permit and Site Development Permit cannot be made.

Thank you again for your consideration.

Respectfully,

Phil Merten



PHILIP A. MERTEN AIA ARCHITECT

La Jolla, CA 92037-6211

TEL 858-459-4756

E-mail: Phil@MertenArchitect.com

Begin forwarded message:

From: Philip Merten <Phil@MertenArchitect.com>

Subject: 2734 BORDEAUX AVENUE ADU - PRJ-1087614

Date: March 17, 2026 at 9:34:10 PM PDT

To: Potter Jane <jrp8702@gmail.com>, Lazerow Herbert <lazer@sandiego.edu>, Lightner Sherri <Sherri@Lightner.net>, Weissman Suzanne <weissmansuzanne@gmail.com>, Garcia Melissa <MAGarcia@sandiego.gov>, Neil Kathleen <KNeil@att.net>

Re: La Jolla Shores Planned District Advisory Board Meeting

March 18, 2026

Item 10: PRJ-1087614 - 2734 BORDEAUX AVENUE ADU

Dear Chairman Potter and LJSPDABoard Members,

I represent Emma Farley and Mike Farley who live in close proximity to the 2734 BORDEAUX AVENUE project.

As you know, San Diego Municipal Code Section 143.0142(a)(4)(A) limits the development of a site containing *Environmentally Sensitive Lands* to a maximum of 25% of the total area of the premises.

- (4) Within the Coastal Overlay Zone, *steep hillsides* shall be preserved in their natural state and *coastal development on steep hillsides* containing *sensitive biological resources* or mapped as Viewshed or Geologic Hazard on Map C-720 shall avoid encroachment into such *steep hillsides* to the maximum extent possible.
- (A) When *encroachment* onto such *steep hillsides* is unavoidable, *encroachment* shall be minimized; except that *encroachment* is permitted in such *steep hillsides* to provide for a development area of up to a maximum of 25 percent of the *premises* on *premises* containing less than 91 percent of such *steep hillsides*. On *premises* containing 91 percent or greater of such *steep hillsides*, the maximum allowable development area is 20 percent of the *premises*; however, an additional 5 percent *encroachment* into such *steep hillsides* may be permitted if necessary to allow an economically viable use, pursuant to the Steep Hillside Guidelines.

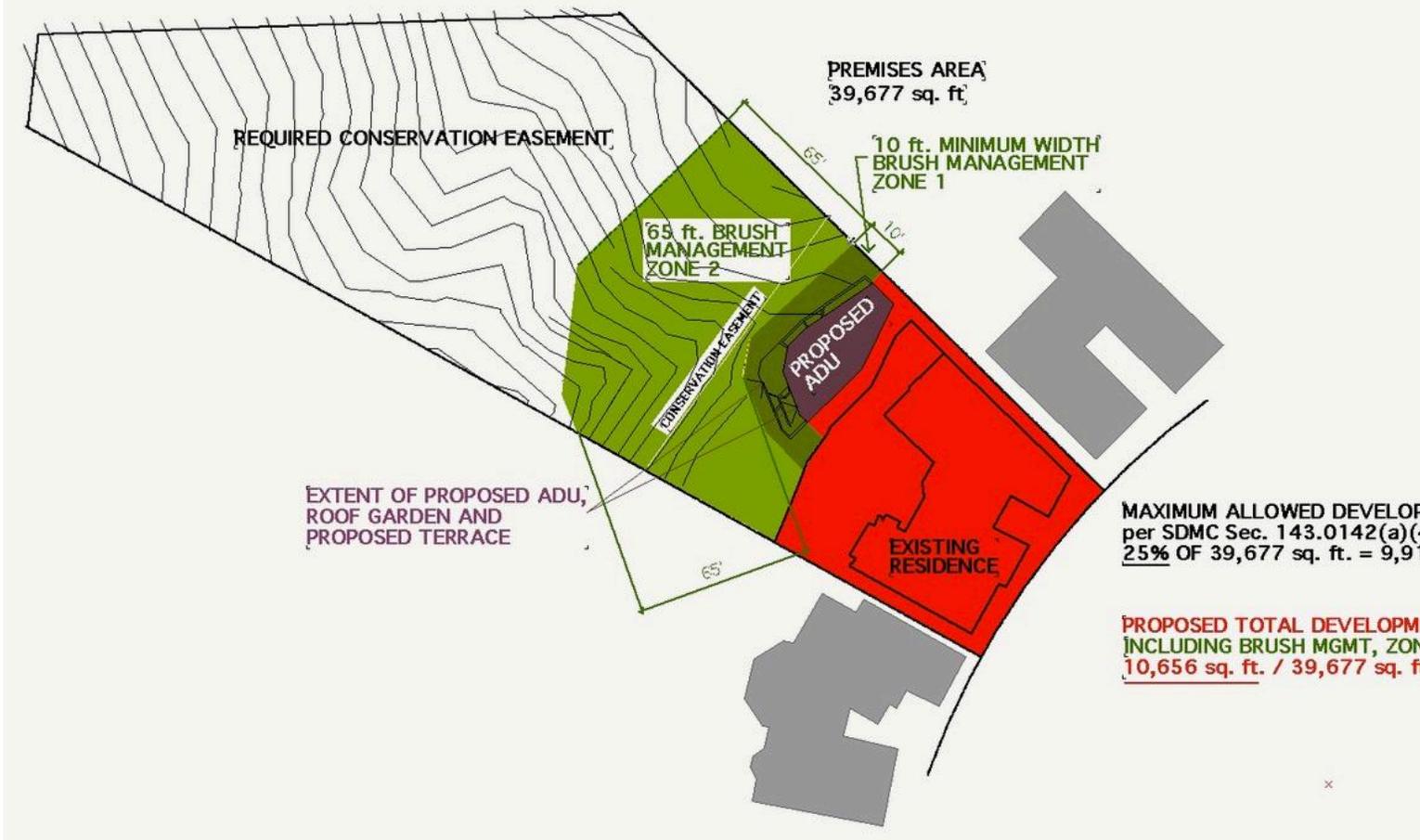
Because the northwestern portion of the *premises* at 2734 Bordeaux Avenue is **natural** sloping terrain, the 25% development area limitation applies.



VIEW OF THE PROJECT SITE FROM ABOVE THE EXISTING TRAIL IN THE UC SAN DIEGO ECOLOGICAL RESERVE

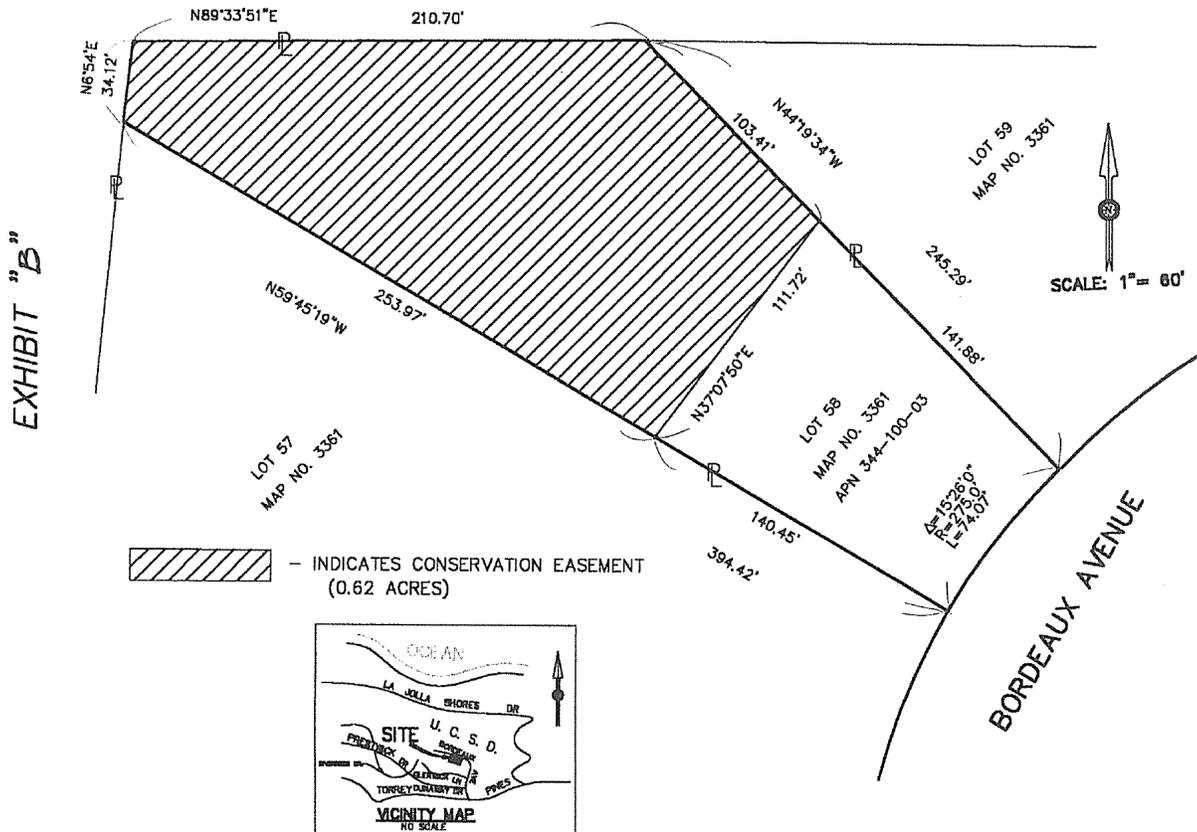
View of 2734 Bordeaux Avenue (Red Tile Roof and swimming pool) Looking Southeasterly.

The proposed development exceeds the **25% maximum allowed development area** limitation of SDMC Sec. 143.0142(a)(4)(A). Contrary to the 25% limitation, the **TOTAL PROPOSED DEVELOPMENT AREA** for the proposed project, including the 10 ft. wide Brush Management ZONE 1, encompasses **26.9%** of the *premises*.

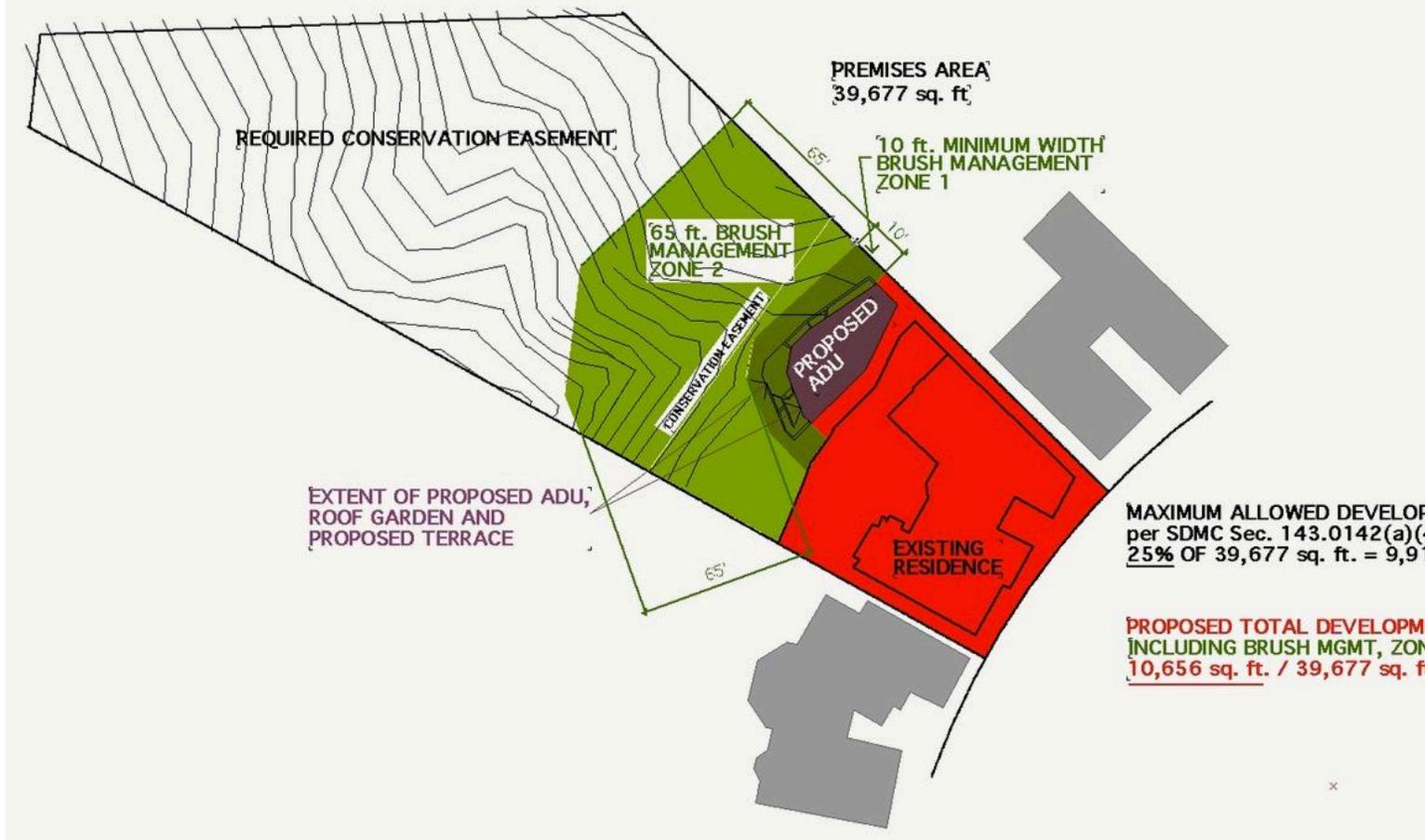


Conservation Area

The Coastal Development Permit for the existing home at 2734 Bordeaux was contingent upon the granting of a 0.62 acre perpetual Conservation Easement to protect Coastal Sage habitat across the north-western half of the premises. The 0.62 acre area is described in the Conservation Easement as follows:



The 65 foot deep Brush Management ZONE 2 extends roughly 50 feet into the established Conservation Area.



The Conservation Easement boundary in the above exhibit is depicted by a faint light line.

The cutting and clearing Requirements for Zone 2 Brush Management to reduce fire spread are simply incompatible with protecting Coastal Sage habitat.

(h) Zone Two Requirements

- (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
- (2) No structures shall be constructed in Zone Two.
- (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.

Because the proposed project:

1. Exceeds the maximum allowed development area and therefore does not comply with the Land Development Code, and;
2. Zone 2 cutting and clearing requirements extend roughly 50 feet into the required Conservation Area;

the required Findings for a Coastal Development Permit and Site Development Permit cannot be made.

Thank you for your consideration.

Respectfully,

Phil Merten



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