



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 1, 2026 REPORT NO. HO-26-047

HEARING DATE: September 9, 2026

SUBJECT: [2734 BORDEAUX AVENUE](#), Process Three Decision

PROJECT NUMBER: [PRJ-1087614](#)

REFERENCE: COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 41-0314.

OWNER/APPLICANT: ATC Ventures LLC, a Wyoming Limited Liability Company, Owner and Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit (CDP) and Site Development Permit (SDP), amending the previously approved CDP/SDP/La Jolla Shores Planned District (LJSPD) Permit No. 41-0314, for the proposed construction of a detached 1,111-square-foot (sf) accessory dwelling unit (ADU) with a basement, three roof gardens, three terraces and associated site improvements located at 2734 Bordeaux Avenue within the [La Jolla Community Plan and Local Coastal Program Land Use Plan](#)?

Proposed Actions:

1. ADOPT Addendum No. 1087614 to Mitigated Negative Declaration (MND) No. 41-0314.
2. APPROVE [Coastal Development Permit No. PMT-3211471](#);
3. APPROVE [Site Development Permit No. PMT-3211472](#).

Fiscal Considerations: All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: There is no active code enforcement case on the project site.

Housing Impact Statement: The project proposes the construction of a detached ADU to an existing single-dwelling unit residence, which supports the Residential Land Use Goal of the La Jolla

Community Plan (LJCP) to “promote the development of a variety of housing types and styles in La Jolla” (LJCP, Page 67). The proposed ADU will also add to the local housing stock, thus helping the City of San Diego to meet its Regional Housing Needs Allocation (RHNA) goals.

La Jolla Shores Planned District Advisory Board: On March 18, 2026, the La Jolla Shores Planned District Advisory Board voted 6-0-0 on a motion to recommend denial of the project. (Attachment 9).

Community Planning Group Recommendation: On May 7, 2026, the La Jolla Community Planning Group voted 8-7-1 on a motion to recommend denial of the project, stating that the project is “out of character and setting precedent for development into ESL” (Attachment 10).

Environmental Impact: Addendum No. 1087614 to Mitigated Negative Declaration No. 41-0314 was prepared pursuant to the California Environmental Quality Act (CEQA) Statute and Guidelines consistent with CEQA Section 15164, since only minor technical changes and additions were necessary.

Background:

The 0.91-acre project site is located at 2734 Bordeaux Avenue in the La Jolla Shores Planned District – Single Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, a Parking Standards Transit Priority Area, a Transit Priority Area, and the Very High Fire Hazard Severity Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP). The site contains Environmentally Sensitive Lands (ESL) in the form of Sensitive Biological Resources and Steep Hillside. The project site is located within the City’s Multiple Species Conservation Program plan area but not located within or adjacent to the Multi-Habitat Planning Area.

The project site was previously developed in accordance with CDP/SDP/La Jolla Shores Planned District (LJSPD) Permit No. 41-0314 that was issued in November 2001 for the demolition of an existing single-dwelling unit, and the construction of a two-story, single-dwelling unit with a basement, an attached garage, a pool, and associated site improvements to include retaining walls, and a covenant of easement (COE) for the conservation of a 0.62-acre portion of the site containing ESL. The COE area is located on the western portion of the site that is designated as Open Space/Park in the LJCP. The areas of Steep Hillside located on-site are outside of the previously developed area as shown on the Exhibit “A” for the previously approved CDP/SDP/LJSPD Permit No. 41-0314.

Project Discussion:

The project site currently contains a two-story single-dwelling unit with a basement, an attached garage, a pool, and associated site improvements. The project proposes the construction of a detached 1,111-square-foot (sf) ADU with a basement, three roof gardens, three terraces, and associated site improvements.

A Biological Letter Report (Athena Consulting, December 17, 2025) was prepared for the proposed

project. The Biological Letter Report determined the proposed ADU would not impact sensitive biological resources since the proposed ADU would be located within an area of the project site that contains previously disturbed/alterd land which was legally graded. The sloped areas of the site, west of the proposed ADU will be preserved through a 0.62-acre COE for the preservation of on-site ESL located outside of the project's development area.

Protection measures for on-site ESL include directing drainage to existing storm drain inlets, adding storm drain catch basins, and a proposed drainage ditch terminating in a rock riprap dissipator just downslope of the ADU. The project will be conditioned to provide a Water Pollution Control Plan in accordance with the guidelines in Part 2 Construction Best Management Practices (BMP) Standards Chapter 4 of the City's Stormwater Standards.

A limited geotechnical investigation report (Geotechnical Report) prepared by Geotechnical Exploration, Inc. dated March 15, 2023, and updated November 15, 2024, was prepared for the proposed project. The Geotechnical Report identified that the area of study, consisting of the footprint for the proposed ADU (see Figure 1 below), has favorable geologic structure, is low risk from a geologic hazard perspective, and there are no known recent, active landslide deposits underlying the site. The geotechnical investigation determined that the construction of the proposed ADU and associated improvements would not destabilize neighboring properties or induce the settlement of adjacent structures or right-of-way improvements if designed and constructed in accordance with the recommendations outlined in the Geotechnical Report.

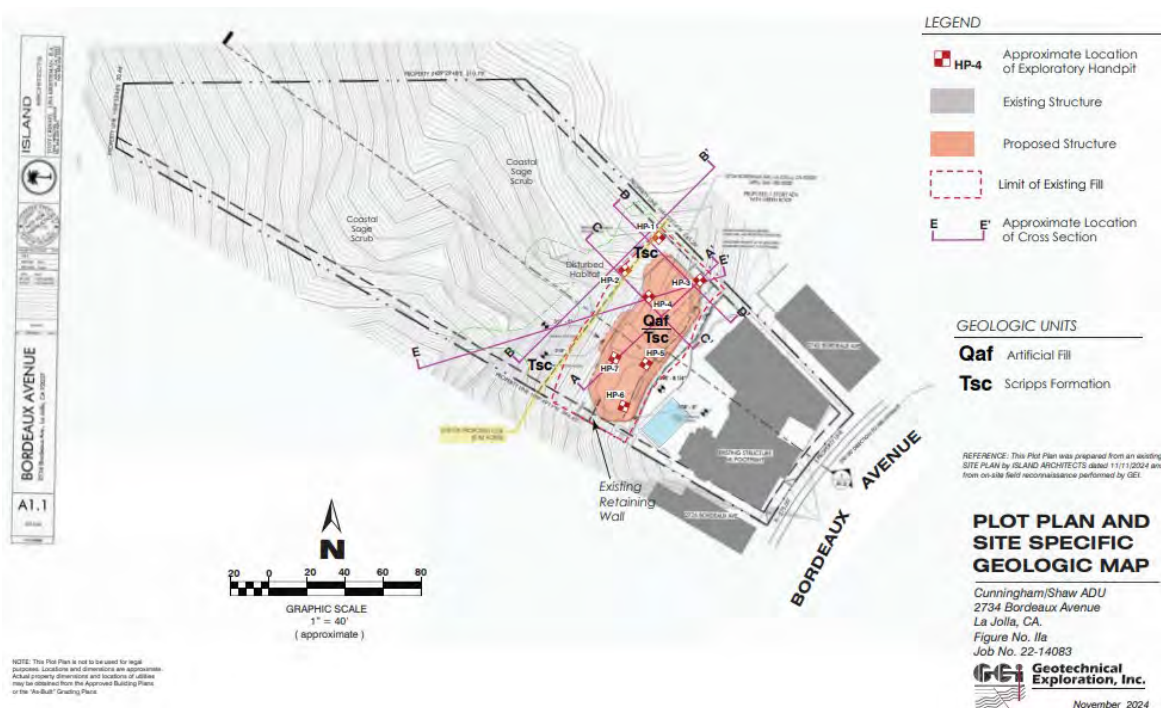


Figure 1 - Geological Area of Study

With a proposed structure height of eighteen feet, six inches (18'-6"), the project would conform to the 30-foot height limit of the Coastal Height Limit Overlay Zone and the plumb line height and Proposition D height as stipulated in [SDMC section 113.0270](#) and [Technical Bulletin BLDG-5-4](#). The

project conforms with [SDMC Section 1510.0304\(d\)](#) Maximum Lot Coverage by proposing a lot coverage of approximately thirteen-percent (13%) based on 5,068 of ground floor building area divided by a site area of 39,677 square feet when the maximum allowed lot coverage is sixty-percent (60%). The project is not subject to the current maximum floor area ratio (FAR) or setbacks since the application was deemed complete on March 22, 2023, prior to the April 12, 2024, California Coastal Commission's certification of the 2021 Code Update zoning regulations adopted by the San Diego City Council on January 27, 2022.

The project's FAR is calculated utilizing the gross floor area (GFA) in accordance with [SDMC section 113.0234](#). The following table from the proposed Exhibit "A" identifies the floor areas that are counted toward the FAR calculation and the areas that are excluded from the calculation:

FAR CALCULATIONS			
<u>LOCATION</u>	<u>COUNTABLE TO GFA</u>	<u>NOT COUNTABLE TO GFA</u>	<u>TOTAL</u>
LOWER LEVEL - EX. LIVING AREA	1723 SF	(BURRIED BASEMENT) 1667 SF	3390 SF
MAIN LEVEL - EX. LIVING AREA	3730 SF	0 SF	3730 SF
ADU - STUDY & BEDROOM - PROP. LIVING AREA	874 SF	0 SF	874 SF
ADU - KITCHEN & LIVING - PROP. LIVING AREA	236.5 SF	(BURRIED BASEMENT) 481.5 SF	718 SF
<u>LOCATION</u>	<u>COUNTABLE SQUARE FEET</u>	<u>FAR</u>	
PRIMARY DWELLING	5,453.0 SF	.137	
ADU	1,110.5 SF	.028	

Permits Required:

- A Process Two, Hearing Officer Decision for a Coastal Development Permit for development located within the Coastal Overlay Zone in accordance with [SDMC Section 126.0707\(a\)](#);
- A Process Three, Hearing Officer Decision for a Site Development Permit is required in accordance with SDMC Sections [126.0502\(a\)](#) and [1510.0201](#), for:
 - o Development in the LJSPD, and
 - o Development on a site that contains ESL.

Community Plan Analysis:

The LJCP outlines goals and objectives to support the City of San Diego's General Plan. A Residential

Land Use goal of the LJCP states, “maintain the character of La Jolla’s residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between bulk and scale of new and older structures” (LJCP, Page 67). Based on a neighborhood survey prepared for the site, staff determined that the project is in general conformity with the surrounding residential neighborhood in terms of proposed floor level and setbacks in accordance with [SDMC Section 1510.0304\(b\)\(4\)](#). The architectural design and massing do not adversely impact the neighborhood character and provides for a complementary transition with the designated open space surrounding and neighborhood. Staff also determined the project to be in general conformance with setbacks, bulk and scale as specified in [SDMC Section 1510.0304](#), including a proposed building height of eighteen feet – six inches (18’-6”), which is below the established thirty-foot (30’-0”) coastal height limit, and is in conformance with Proposition D height limit as outlined in [SDMC Section 113.0270](#) and [Technical Bulletin BLDG-5-4](#).

The project site is designated for Very Low-Density Residential Use (zero to five dwelling units per acre [0-5 du/ac]) and Designated Open Space within the LJCP. The project will be consistent with the prescribed residential density of 0-5 du/ac identified in the LJCP and the maximum permitted density of the Land Development Code for the LJSPD – SF zone by maintaining a single-dwelling unit with an allowed ADU. ADUs are permitted in residential zones pursuant to [SDMC Section 141.0302\(b\)\(1\)\(B\)](#) and are not subject to density limitations for the premises pursuant to [SDMC Section 141.0302\(b\)\(6\)](#).

The western half of Bordeaux Avenue is designated as a Public Vantage Point for Scenic Overlook, defined as “a view over private property from a public right-of-way” as identified in the LJCP Identified Public Vantage Points Map (LJCP, Page 35). The proposed ADU will observe the established five-foot (5’-0”) side yard setbacks from the previously approved development permit, thus preserving public views westerly across private property towards the adjacent open space and the Pacific Ocean. Additionally, the ADU will be located below street level and, therefore, will not impede any existing views over private property from the public right-of-way.

Project – Related Issues:

FIRE HAZARDS:

The City of San Diego has identified a risk of fire hazards due to the potential for fuel growth in sloped areas located in the western portion of the site. The project site is located within the Very High Fire Hazard Severity Zone (VHFSZ) and within the fire Brush Management Zone. Brush management is typically required on all premises that propose structures that are within 100 feet of native or naturalized vegetation.

The project site is located within an urban developed neighborhood and implementation of the project would incorporate standard fire safety features for the buildings and the site in accordance with applicable regulations including the fire regulations in the California Building Code (CBC) and California Fire Code, and incorporate alternative compliance measures in accordance with the City’s Brush Management regulations which will include dual glazed/dual tempered windows, fire sprinklers for the proposed ADU, an increase in the fire resistance rating of walls, and the

replacement of existing landscaping and non-native vegetation with proposed permanently irrigated ornamental landscape materials and plantings. Additionally, the project would reduce unmaintained brush areas on the project site pursuant to the City's brush management regulations. Therefore, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

ENVIRONMENTALLY SENSITIVE LANDS:

The project site contains ESL in the form of Sensitive Biological Resources and Steep Hillides. As identified in the Project Discussion section above incorporated herein by reference, the project site is located within the City's Multiple Species Conservation Program plan area but is not located within or adjacent to the Multi-Habitat Planning Area.

Steep Hillides: A Biological Letter Report (Athena Consulting, December 17, 2025) was prepared for the proposed project. The Biological Letter Report identified the location of the proposed ADU to be within an area of the site containing previously disturbed/alterd land which was legally graded. The previously disturbed and graded area as identified in the Exhibit "A" for the previously approved Koster Residence under CDP/SDP/LJSPD Permit No. 41-0314, includes a drainage swale located at the western boundary of the previously disturbed area. The previously disturbed area also has existing improvements approved through the prior permit which include reinforcing concrete blocks, retaining walls, drains, landscape irrigation, and nonnative ornamental plantings.

The Geotechnical Report prepared for the project described the development area of the proposed ADU as underlain by up to 4.5 feet of artificial fill and up to 2.5 feet of topsoil overlying dense Scripps Formation Deposits. The findings of the Geotechnical Report are consistent with the conclusions of the Biological Letter Report and Staff's determination that the area of the proposed ADU is within previously disturbed/alterd land which was legally graded. [SDMC Section 113.0103](#) defines Steep Hillides as "all lands that have a slope with a natural gradient of 25 percent (4 feet of horizontal distance for every 1 foot of vertical distance) or greater and a minimum elevation differential of 50 feet, or a natural gradient of 200 percent (1 foot of horizontal distance for every 2 feet of vertical distance) or greater and a minimum elevation differential of 10 feet." Although, the project site contains steep hillides within the western portion of the site, the area of the proposed ADU is within an area that consists of manufactured slopes which is supported by the findings in the Geotechnical Report and the Biological Letter Report which, as described above, indicated artificial fill within the area of the proposed development.

As described above, a Mitigated Negative Declaration (MND) LDR No. 41-0314 and Initial Study dated August 23, 2001, was prepared for this project site for the Koster Residence under CDP/SDP/LJSPD Permit No. 41-0314. The MND included Figure 2 which identified an area of non-steep hillides mapped below the area of the proposed ADU. The Exhibit "A" for the permit identified a drainage swale with a drainage dissipater/drainage outfall spillway, comprised of an area of stones designed to slow down the flow of drainage water into the non-steep hillside area shown on the plans. Additionally, the Exhibit "A" identified a proposed Brush Management Zone 1 extending to the eastern edge of the mapped drainage swale. Brush Management Zone 1 is considered developed area/impacted area and Brush Management Zone 2 is considered "impact neutral" and is not considered part of the proposed development area in accordance with the City's Biology Guidelines.

The MND described the landscaped slope directly below the previous residential dwelling-unit as a slope planted for slope stabilization and fire prevention.

Biological Resources: The MND found that the previous project would not result in direct impacts to biological resources and did not require mitigation. The Biological Letter Report prepared for the proposed project included references to existing literature and historical databases for available biological resources information and records for the project site and surrounding area. General biological surveys were conducted at the project site on June 8, 2023, and November 5, 2025. Additionally, Crotch's bumble bee surveys were conducted on July 29, 2024, August 12, 2024, and August 26, 2024. The project site contains the following habitat types: 0.26 acres of Developed or Urban/Developed land, 0.10 acres of Disturbed Land, and 0.55 acres of Diegan Coastal Sage Scrub (Tier II habitat). Direct project impacts to Developed Land and Disturbed Land would not be significant and would not require mitigation. No direct impacts to wildlife corridors are anticipated because project impacts would be limited to the Disturbed and Developed areas adjacent to the existing residence. The project would not directly impact on any other sensitive biological resources. The remaining 0.62-acre of land west of the proposed development area would be preserved and protected from future impacts with a COE consistent with prior approvals on the site. The 0.62-acre area would also ensure the preservation of private open space in accordance with the land use designation of the LJCP which designates the westerly portion of the site as Open Space/Park in addition to the General Plan land use designation for the westerly portion of the site as Park, Open Space and Recreation.

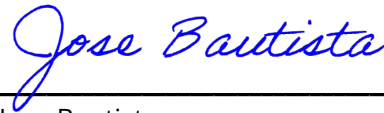
Conclusion:

Staff have reviewed the proposal, including all the issues identified through the review process, and have determined that all project issues have been addressed. The project conforms with the Community Plan, the Local Coastal Program, and the adopted City Council policies and regulations of the Land Development Code. Staff recommend that the Hearing Officer Adopt Addendum No. 1087614 to MND No. 41-0314/SCH No. 2026041376, and Approve Coastal Development Permit No. PMT-3211471, and Site Development Permit No. PMT-3211472.

ALTERNATIVES

1. ADOPT Addendum No. 1087614/SCH No. 2026041376 and APPROVE Coastal Development Permit No. PMT-3211471 and Site Development Permit No. PMT-3211472, with modifications.
2. DO NOT ADOPT Addendum No. 1087614/SCH No. 2026041376 and DENY Coastal Development Permit No. PMT-3211471 and Site Development Permit No. PMT-3211472, if the findings required to approve the project cannot be affirmed.

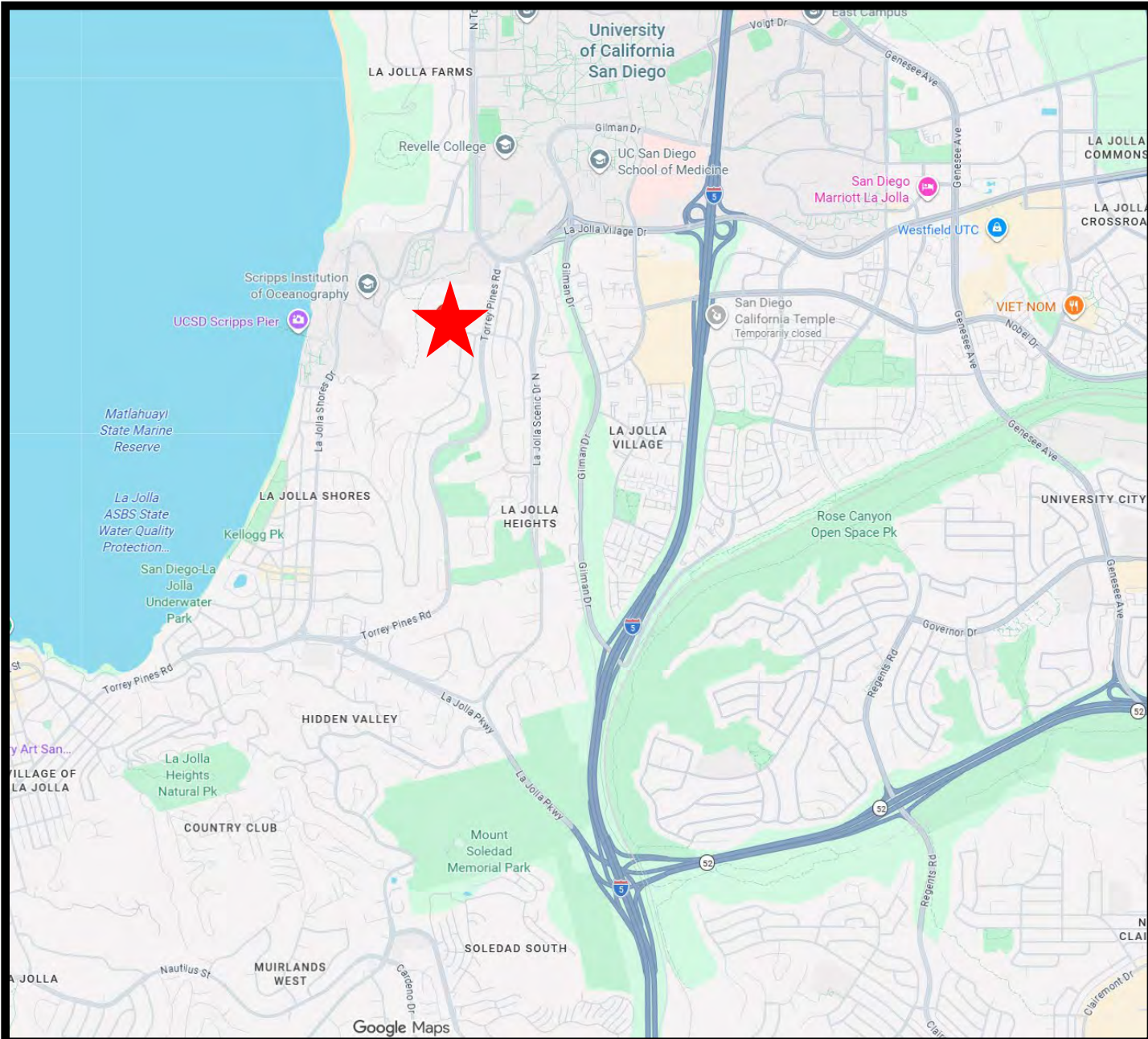
Respectfully submitted,



Jose Bautista
Development Project Manager
Development Services Department

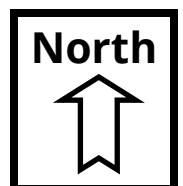
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Environmental Resolution
5. Draft Permit with Conditions
6. Draft Permit Resolution with Findings
7. Environmental Addendum No. 1087614 to MND No. 41-0314 /SCH No. 2026041376
8. Ownership Disclosure Statement
9. La Jolla Shores Planned District Advisory Board Recommendation
10. La Jolla Community Planning Group Recommendation
11. Copy of Recorded Coastal Development Permit, Site Development Permit, La Jolla Shores
Planned District Permit No. 41-0314
12. Project Plans



Project Location

2734 Bordeaux Avenue
Project No. PRJ-1087614

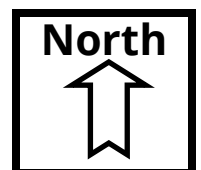






Aerial Photo

2734 Bordeaux Avenue
Project No. PRJ-1087614



RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER OF THE CITY
OF SAN DIEGO ADOPTING ADDENDUM NO. 1087614 TO
MITIGATED NEGATIVE DECLARATION NO. 41-0314 FOR
2734 BORDEAUX AVENUE, PROJECT NO. PRJ-1087614

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. On November 29, 2001, the Planning Commission adopted Resolution No. 3201A-PC adopting Mitigated Negative Declaration No. 41-0314, a copy of which is on file at the Development Services Department in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, *et seq.*), and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, section 15000, *et seq.*).

B. On March 22, 2023, Patrick Vercio submitted an application to the Development Services Department for an amendment to COASTAL DEVELOPMENT PERMIT (CDP) / SITE DEVELOPMENT PERMIT (SDP) / LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 41-0314 for the construction of a new one-story 1,111-square-foot (sf) detached accessory dwelling unit with a 481.5 sf basement, and associated site improvements (hardscape and landscaping) (Project).

C. CEQA Guidelines section 15164 allows a lead agency to prepare an Addendum to a final Mitigated Negative Declaration if the Addendum meets the requirements of CEQA.

D. The matter was set for a public hearing and heard by the Hearing Officer of the City of San Diego on September 9, 2026. At the hearing, the Hearing Officer considered the issues discussed in the Addendum prepared for the Project.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The information contained in Mitigated Negative Declaration No. 41-0314, and the Addendum, including comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.
2. No substantial changes are proposed to the Project, and no substantial changes to the circumstances under which the Project is to be undertaken that would require major revisions in the Mitigated Negative Declaration for the Project due to significant environmental effects or a substantial increase in the severity of previously identified environmental effects.
3. No new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Mitigated Negative Declaration or that any significant effects previously examined will be substantially more severe than shown in the Mitigated Negative Declaration.
4. No new information of substantial importance has become available showing that mitigation measures or alternatives previously determined to infeasible are now feasible and would substantially reduce any significant effects, but which the Project proponents decline to adopt and there are no considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.
5. Under CEQA Guidelines section 15164, only minor technical changes or additions are necessary, and therefore, the Hearing Officer adopts Addendum No. 1087614 to Mitigated Negative Declaration No. 41-0314, a copy of which is on file with the Development Services Department.

ATTACHMENT 4

7. The Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108.

8. The Development Services Department or Designee is directed to file a Notice of Determination in accordance with CEQA with the San Diego County Clerk's Office and the State Clearinghouse in the Office of Land Use and Climate Innovation regarding the Project.

APPROVED:

By

Jose Bautista
Development Project Manager

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24009528

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3211471
SITE DEVELOPMENT PERMIT NO. PMT-3211472
(AMENDMENT TO COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, AND LA JOLLA
SHORES PLANNED DISTRICT PERMIT NO. 41-0314)

2734 BORDEAUX AVENUE PROJECT NO. PRJ-1087614

HEARING OFFICER

This Coastal Development Permit No. PMT-3211471 and Site Development Permit No. PMT-3211472, [amendment to Coastal Development Permit, Site Development Permit, and La Jolla Shores Planned District Permit No. 41-0314] is granted by the Hearing Officer of the City of San Diego to ATC Ventures LLC, a Wyoming Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0708 and SDMC Section 126.0505. The 0.91-acre project site is located at 2734 Bordeaux Avenue in the La Jolla Shores Planned District – Single Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, a Parking Standards Transit Priority Area, a Transit Priority Area, and the Very High Fire Hazard Severity Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project site is legally described as: LOT 58 OF LA JOLLA HIGHLANDS UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3361, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, JANUARY 27, 1956.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for the construction of a detached 1,111-square-foot (sf) accessory dwelling unit (ADU) with a basement, three roof gardens, three terraces, and associated site improvements located at 2734 Bordeaux Avenue described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 9, 2026, on file in the Development Services Department.

The project shall include:

- a. The construction of a detached 1,111 sf ADU with a basement, three roof gardens, and three terraces;
- b. Landscaping (planting, irrigation, landscape, and drainage related improvements);

- c. An exterior staircase and on-grade pathway providing access to the ADU;
- d. The partial removal and continued use of an existing retaining wall;
- e. A Covenant of Easement (COE) for a 0.62-acre portion of the lot for the conservation of environmentally sensitive lands (ESL);
- f. 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 September 24, 2029.
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 and 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 and 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 and 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 and Permittee shall secure all necessary building permits. The Owner and 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 and 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 and 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 and 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 and Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner and 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 and 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 and 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 and Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner and Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Should Crotch's bumble bees no longer be a potential candidate for listing at the time of the preconstruction meeting, then no avoidance measures shall be required. Prior to the issuance of

any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental Designee shall verify the following project requirements regarding the Crotch's bumble bee are shown on the construction permit:

- a. To avoid impacts to Crotch's bumble bee, removal of habitat in the proposed area of disturbance must occur outside of the Colony Active Period between April 1 through August 31. If removal of habitat in the proposed area of disturbance must occur during the Colony Active Period, a Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of Crotch's bumble bee within the proposed area of disturbance.
- b. A Qualified Biologist must demonstrate the following qualifications: at least 40 hours of experience surveying for bee or other co-occurring aerial invertebrate species (such as Quino checkerspot butterfly) and who have completed a Crotch's bumble bee detection/identification training by an expert Crotch's bumble bee entomologist; or the biologist must have at least 20 hours of experience directly observing Crotch's bumble bee.
- c. The pre-construction survey shall be conducted during the colony active period between April 1 through August 31 by the Qualified Biologist prior to the issuance of Grading Permit, Demolition Plans/Permits and Building Plans/Permits and within one year prior to the initiation of project activities (including removal of vegetation). The pre-construction survey shall consist of photographic surveys following California Department of Fish and Wildlife (CDFW) guidance (i.e., Survey Considerations for California Endangered Species Act [CESA] Candidate Bumble Bee Species, dated June 6, 2023) and consist of three separate visits spaced two to four weeks apart. Survey results will be considered valid until the start of the next colony active period.
- d. If additional activities (e.g., capture or handling) are deemed necessary to identify bumble bees of an unknown species that may be Crotch's bumble bee, then the Qualified Biologist shall obtain the required authorization via a Memorandum of Understanding or Scientific Collecting Permit pursuant to CDFW Survey Considerations for CESA Candidate Bumble Bee Species (CDFW 2023). Survey methods that involve lethal take of species are not acceptable.
- e. The Qualified Biologist/owner permittee shall submit the results (including positive or negative survey results) of the pre-construction survey to City DSD (Mitigation Monitoring and Coordination) City Planning Department (MSCP) staff and CDFW for review and written approval prior to the issuance of Grading Permit, Demolition Plans/Permits and Building Plans/Permits.
- f. If pre-construction surveys identify Crotch's bumble bee individuals on-site, the Qualified Biologist shall notify CDFW and establish, monitor, and maintain no-work buffers around the associated floral resources. The size and configuration of the no-work buffer shall be based on the best professional judgment of the Qualified Biologist in consultation with CDFW in order to avoid take of the bumble bee. At a minimum, the buffer shall provide at least 50 feet of clearance from associated floral resources. Construction activities shall not occur within the no-work buffers until the bees appear no longer active (i.e., associated floral resources appear desiccated and no bees are seen flying for three consecutive days indicating dispersal from the

area). Take of any endangered, threatened, candidate species that results from the project is prohibited, except as authorized by State law (Fish and Game Code section 86, 2062, 2067, 2068, 2080, 2085; California Code Regulations, Title 14, section 786.9) under CESA.

- g. Survey data shall be submitted by the Qualified Biologist to the California Natural Diversity Database (CNDDDB) in accordance with the Memorandum of Understanding with CDFW, or Scientific Collecting Permit requirements, as applicable.

ENGINEERING REQUIREMENTS:

- 12. Prior to the issuance of any building permit, the Owner and Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) for the existing rolled curb located within the City's right-of-way, satisfactory to the City Engineer.
- 13. 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.
- 14. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
- 15. Prior to the issuance of any construction permit, the Owner/Permittee shall submit structural calculations and obtain a building permit for the partial removal and continued use of an existing retaining wall, subject to the satisfaction of DSD-Structural and the City Engineer.
- 16. Prior to the issuance of any building permit, the Owner and 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.
- 17. Prior to the issuance of any construction permit, the Owner and Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.
- 18. Prior to the issuance of any construction permit, the Owner and Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
- 19. Prior to the issuance of any construction permit, the Owner and 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 Stormwater Standards.
- 20. 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.

21. 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.

LANDSCAPE REQUIREMENTS:

22. Prior to the issuance of any construction permit for public improvements, the Owner and 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.

23. Prior to the issuance of any construction permits for structures, the Owner and 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.

24. The Owner and 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.

25. 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.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

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

27. The Brush Management Program shall consist of a modified Zone One ranging from 10 feet to 32 feet in width, exercising alternative compliance measures set forth under §142.0412(i) & §142.0412(j), with a corresponding Zone Two of 65 feet. 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-foot-long 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".

28. Prior to the 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."

29. Prior to the 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.

30. 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.

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

PLANNING/DESIGN REQUIREMENTS:

32. 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 and Permittee.

33. Prior to the issuance of any construction permits, the Owner and Permittee shall execute and record a Covenant of Easement (COE) which ensures the continued preservation of the environmentally sensitive lands (ESL) that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources and Steep Hillides, in accordance with SDMC Section 143.0152. The COE shall include a legal description and an illustration of the premises showing the development area and the ESL as shown on Exhibit "A."

34. 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

ATTACHMENT 5

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 on September 9, 2026, and [Approved Resolution Number].

DRAFT

ATTACHMENT 5

Coastal Development Permit No. PMT-3211471
Site Development Permit No. PMT-3211472
Date of Approval: September 9, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Jose Bautista
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.

ATC Ventures, LLC
a Wyoming Limited Liability Company
Owner/Permittee

By _____
Nicole Napper
Manager

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

HEARING OFFICER RESOLUTION NUMBER _____
COASTAL DEVELOPMENT PERMIT NO. PMT-3211471
SITE DEVELOPMENT PERMIT NO. PMT-3211472
[AMENDMENT TO COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT
PERMIT, AND LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 41-0314]
2734 BORDEAUX AVENUE PROJECT NO. PRJ-1087614

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. ATC VENTURES LLC, a Wyoming Limited Liability Company, Owner/Permittee, submitted an application to the City of San Diego for a Coastal Development Permit (CDP) and Site Development Permit (SDP) (amendment to CDP, SDP, and La Jolla Shores Planned District Permit No. 41-0314) for the construction of a detached 1,111-square-foot (sf) accessory dwelling unit (ADU) with a basement, three roof gardens, three terraces, and associated site improvements (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval), for the 2734 Bordeaux Avenue project (project).

B. The 0.91-acre project site is located at 2734 Bordeaux Avenue in the La Jolla Shores Planned District – Single Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, a Parking Standards Transit Priority Area, a Transit Priority Area, and the Very High Fire Hazard Severity Zone within the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project site is legally described as LOT 58 OF LA JOLLA HIGHLANDS UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3361, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, JANUARY 27, 1956.

C. On September 9, 2026, the Hearing Officer considered Coastal Development Permit No. PMT-3211471 and Site Development Permit No. PMT-3211472, pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to Coastal Development Permit No. PMT-3211471 and Site Development Permit No. PMT-3211472:

A. **COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0708]**

1. **Findings for all Coastal Development Permits:**

- a. **The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project site is located in an urbanized area of La Jolla, in a single-dwelling unit neighborhood next to designated Open Space, directly east of the Birch Aquarium and the Scripps Institution of Oceanography. The project is confined to the project site, which does not provide physical access to the coast because it is located approximately 0.44 miles east of the shore, outside of any Physical Access Subarea as defined on Figure 6 of the LJCP (LJCP, Page 23). The LJCP identifies Bordeaux Avenue as a designated Public Vantage Point for Scenic Overlook, defined as “a view over private property from a public right-of-way” (LJCP, Pages 35-36).

The project complies with the required Coastal Height Limit of thirty feet (30’-0”) per the Coastal Height Limit Overlay Zone and in conformance with the plumb line height, the overall height, and Proposition D height as outlined in [SDMC section 113.0270](#) and Technical Bulletin BLDG-5-4 with a proposed structure height of eighteen feet, six inches (18’-6”). The proposed ADU will include three roof gardens which will soften the visual impact of the ADU to the adjacent Open Space. It will observe the existing five-foot (5’-0”) side yard setbacks from the previously approved development permit and will be located below street level and therefore, will not impede any existing views over private property from the public right-of-way. No deviations or variances are proposed. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land

use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

The project site contains environmentally sensitive lands (ESL) in the form of sensitive biological resources and steep hillsides. The 0.91-acre project site was previously issued CDP, SDP, and LJSPD Permit No. 41-0314 for the proposed demolition of a single-dwelling unit and the construction of the existing two-story single-dwelling unit with an attached garage, basement, pool, and associated site improvements to include retaining walls, and a 0.62-acre covenant of easement for the conservation of ESL located within designated open space on the western portion of the lot.

The project site is neither within nor adjacent to the Multi-Habitat Planning Area (MHPA). A Biological Letter Report (Athena Consulting, December 17, 2025) was prepared for the proposed project. The Biological Letter Report identified the location of the proposed ADU to be within previously disturbed/alterd land which was legally graded. The previously disturbed and graded area includes a drainage swale at the western boundary and has existing improvements approved through the prior permit which include reinforcing concrete blocks, retaining walls, drains, landscape irrigation, and nonnative ornamental plantings.

The Geotechnical Report prepared for the project described the development area of the proposed ADU as underlain by up to 4.5 feet of artificial fill and up to 2.5 feet of topsoil overlying dense Scripps Formation Deposits. The findings of the Geotechnical Report are consistent with the conclusions of the Biological Letter Report and Staff's determination that the area of the proposed ADU is within previously disturbed/alterd land which was legally graded. [SDMC Section 113.0103](#) defines Steep Hillsides as "all lands that have a slope with a natural gradient of 25 percent (4 feet of horizontal distance for every 1 foot of vertical distance) or greater and a minimum elevation differential of 50 feet, or a natural gradient of 200 percent (1 foot of horizontal distance for every 2 feet of vertical distance) or greater and a minimum elevation differential of 10 feet". Although, the project site contains steep hillsides within the western portion of the site, the area of the proposed ADU is within an area that consists of manufactured slopes which is supported by the findings in the Geotechnical Report and the Biological Letter Report which, as described above, indicated artificial fill within the area of the proposed development.

As described above, a Mitigated Negative Declaration (MND) LDR No. 41-0314 and Initial Study dated August 23, 2001, was prepared for this project site for the Koster Residence under CDP/SDP/LJSPD Permit No. 41-0314. The MND included Figure 2 which identified an area of non-steep hillsides mapped below the area of the proposed ADU. The Exhibit "A" for the permit identified a drainage swale with a drainage

dissipater/drainage outfall spillway, comprised of an area of stones designed to slow down the flow of drainage water into the non-steep hillside area shown on the plans. Additionally, the Exhibit "A" identified a proposed Brush Management Zone 1 extending to the eastern edge of the mapped drainage swale. Brush Management Zone 1 is considered developed area/impacted area and Brush Management Zone 2 is considered "impact neutral" and is not considered part of the proposed development area in accordance with the City's Biology Guidelines. The MND described the landscaped slope directly below the previous residential dwelling-unit as a slope planted for slope stabilization and fire prevention.

The MND found that the previous project would not result in direct impacts to biological resources and did not require mitigation. The Biological Letter Report prepared for the proposed project included references to existing literature and historical databases for available biological resources information and records for the project site and surrounding area. General biological surveys were conducted at the project site on June 8, 2023, and November 5, 2025. Additionally, Crotch's bumble bee surveys were conducted on July 29, 2024, August 12, 2024, and August 26, 2024. The project site contains the following habitat types: 0.26 acres of Developed or Urban/Developed land, 0.10 acres of Disturbed Land, and 0.55 acres of Diegan Coastal Sage Scrub (Tier II habitat). Direct project impacts to Developed Land and Disturbed Land would not be significant and would not require mitigation. No direct impacts to wildlife corridors are anticipated because project impacts would be limited to the Disturbed and Developed areas adjacent to the existing residence. The project would not directly impact on any other sensitive biological resources. The remaining 0.62-acre of land west of the proposed development area would be preserved and protected from future impacts with a COE consistent with prior approvals on the site. The 0.62-acre area would also ensure the preservation of private open space in accordance with the land use designation of the LJCP which designates the westerly portion of the site as Open Space/Park in addition to the General Plan land use designation for the westerly portion of the site as Park, Open Space and Recreation. The proposed onsite improvements will be required to meet the engineering standards in effect at the time of construction permit issuance to ensure that all drainage is appropriately collected and discharged to reduce, control, or mitigate erosion. Drainage will be directed to existing storm drain inlets, adding storm drain catch basins, and a proposed drainage ditch terminating in a rock riprap dissipator just downslope of the proposed ADU. The project will be conditioned to provide a Water Pollution Control Plan in accordance with the guidelines in Part 2 Construction Best Management Practices (BMP) Standards Chapter 4 of the City's Storm Water Standards. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

- c. **The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The LJCP designates the project site as Very Low-Density Residential uses, allowing zero to five dwelling units per acre (0-5 du/ac). This density is characterized by “large, single dwelling unit, estate homes built to 10,000 to 40,000 square-foot parcels with steep slopes and/or open space area”. The LJCP describes this type of density to be appropriate for “the bluff top areas of La Jolla Farms, the Muirlands, and portions of the Planned Residential Development area of La Jolla Alta along Mount Soledad Road” (LJCP, Page 75). The project is consistent with the prescribed land use and density by maintaining an existing single-dwelling unit residence and the addition of an ADU on a site located adjacent to designated open space. In accordance with [SDMC Section 141.0302\(b\)\(6\)](#) ADUs are not subject to the density limitations of the base zone, and are permitted in residential zones pursuant to [SDMC Section 141.0302\(b\)\(1\)\(A\)](#). Therefore, the project will be consistent with the prescribed residential density of zero to five dwelling units per acre (0-5 du/ac) for the Very Low Density Residential designation of the LJCP.

The project site is regulated by the La Jolla Shores Planned District Ordinance (LJSPDO) found in [SDMC Chapter 15, Article 10, Divisions 1 through 4](#), which implements the objectives and proposals of the General Plan for the City of San Diego and the LJCP, and further regulates the development of land within the La Jolla Shores Planned District. The project site is located approximately 0.44-mile east of the shoreline, east of La Jolla Shores Drive, and outside of any Physical Access Subarea as defined on Figure 6 of the LJCP (LJCP, Page 23). The LJCP identifies the project site as a Public Vantage Point for Scenic Overlook, defined as “a view over private property from a public right-of-way” (LJCP, Pages 35-36). The proposed ADU will observe the established five-foot (5’-0”) side yard setbacks from the previously approved development permit and will be located below street level. Therefore, the proposed ADU will not impede existing views over private property from the public right-of-way.

The project supports the following Residential Land Use policies of the LJCP:

1. Designation of Residential Densities:

Maintain the existing residential character of La Jolla’s neighborhoods by encouraging buildout of residential areas at the plan density (LJCP, Page 70).

The project maintains the existing land use of one house on one lot in a single-dwelling unit zone and plan designation. The project is not subject to current maximum floor area ratio (FAR) or setbacks requirements of the current regulations since the application was deemed complete prior to the California Coastal Commission’s adoption (April 12, 2024) of the current FAR and setback requirements inside of the coastal zone.

2. Community Character:

2.a: The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures (LJCP, Page 70).

The project conforms with [SDMC Section 1510.0304\(d\)](#) Maximum Lot Coverage by proposing a lot coverage of approximately thirteen-percent (13%) based on 5,068 square feet of ground floor building area divided by a site area of 39,677 square feet when the maximum allowed lot coverage is sixty-percent (60%). The proposed ADU will include three roof gardens which will soften the visual impact of the ADU to the adjacent Open Space and will not encroach into ESL. The proposed building materials include a stucco finish combined with a dark-color metal trim, and contemporary glass railings. The proposed project does not propose any variances or deviations from the applicable development regulations. Additionally, based on a submitted neighborhood survey of existing development patterns, and bulk and scale comparisons within the neighborhood, the project was determined to be in general conformance with setbacks, bulk and scale as specified in [SDMC Section 1510.0304](#), including a proposed building height of eighteen feet – six inches (18'-6"), which is below the established thirty-foot (30'-0") Coastal Height Limit Overlay Zone, and is in conformance with Proposition D height limit as outlined in [SDMC Section 113.0270](#) and [Technical Bulletin BLDG-5-4](#).

2.b: The City should ensure that new residential development within La Jolla complies with the landscape and streetscape guidelines that are identified in this element and in Appendix E of this plan (LJCP, Page 70).

The project has been reviewed against and complies the City of San Diego Land Development Manual Landscape Standards for the proposed planting, irrigation, and landscape-related improvements as shown in Exhibit 'A'. The project also proposes landscape improvements on the three proposed roof gardens consisting of "crevice garden" with standing flagstone clusters and gravel top dressing.

In addition to the project supporting the Residential Land Use policies of the LJCP, the project also supports the following Community Character Plan Recommendations (LJCP, Page 76):

2.a: 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, preserve the following elements:

1) Bulk and scale – with regard to surrounding structures or land form conditions as viewed from the public right-of-way and from parks and open space;

The project proposes an ADU with a basement, three roof gardens, three terraces, and associated site improvements that will be located below street-level. The project will be consistent in bulk and scale with existing single-story and two-story residential development within the established neighborhood. The proposed structure includes building articulation, roofline variations, and three roof gardens that would be complementary to the designated Open Space on the western portion of the lot. The architectural form and mass are consistent with the established neighborhood character and provide for a complementary transition with the surrounding dwelling units.

2) Street landscape: with regard to size and shape or generalized type of planting materials;

The project proposes maintaining the existing landscaping and would be conditioned to ensure consistency with the City of San Diego Landscape Standards and guidelines of the LJCP including but not limited to a disease, weed, and litter free condition at all times.

3) Hardscapes – with regard to pavement types, patterns or lack of patterns, colors, widths, colors and contours;

The project proposes an on-grade stone pathway type, patterns and colors that are consistent with the City of San Diego regulations for Permeable and Nonpermeable surfaces and consistent with the hardscape within the established neighborhood.

4) Street fixtures – with regard to type, size and location (street light fixtures, benches, street signage);

The proposed project does not include any street fixtures, benches, or street signs

5) Site fixtures – with regard to height, type, material and location (fences, walls, retaining walls, curb cuts and driveways);

The proposed ADU will be located over a previously developed portion of the site. Existing retaining walls permitted under the previously approved development permit currently located in the location of the proposed ADU will be removed as needed. The existing curb cut and concrete driveway shall remain in place.

6) Curbs, gutters and street pavements – with regard to types and materials; and

The existing curb and gutters shall remain and be protected in place.

7) Public physical and visual access as identified in Figure 9 and Appendix.

As previously described, the project site is located approximately 0.44-mile east of the shoreline, east of La Jolla Shores Drive, and outside of any Physical Access Subarea as defined on Figure 6 of the LJCP (LJCP, Page 23). The LJCP identifies the western side of Bordeaux Avenue as a Public Vantage Point for Scenic Overlook, defined as “a view over private property from a public right-of-way” (LJCP, Page 35). The proposed ADU will observe the established five-foot (5’-0”) side yard setbacks from the previously approved development permit and will be located below street level. Furthermore, the project complies with the required Coastal Height Limit of thirty feet (30’-0”) per the Coastal Height Limit Overlay Zone and in conformance with the plumb line height, the overall height, and Proposition D height as outlined in [SDMC section 113.0270](#) and Technical Bulletin BLDG-5-4 with a proposed structure height of eighteen feet, six inches (18’-6”). Therefore, the proposed ADU will not impede views over private property from the public right-of-way.

2.c: In order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment, and variations within front yard setback requirements.

See responses to Community Character Plan Recommendations 2.a above incorporated herein by reference.

[SDMC 1510.0301](#) contains language which references the "character of the area and design principles", encourages “originality and diversity in architecture”, identifies “building materials and color” as the most critical unifying elements, requires that “each building shall be sited and designed so as to protect public views from public rights-of-way”. The project complies with this regulation with proposed building materials that include a stucco finish combined with a dark-color metal trim, and contemporary glass railings. Furthermore, the ADU proposes three roof gardens consisting of a “crevice garden” with standing flagstone clusters and gravel top that will soften the visual impact of the ADU to the adjacent Open Space and will not encroach into ESL.

Additionally, the project supports the City of San Diego General Plan’s Urban Design Element Goal to “design buildings that contribute to a positive neighborhood character and relate to neighborhood and community context” (UD-A.5). The ADU design includes building articulation, proportioned fenestration with large glass

openings and windows, and a roofline variation consistent with the surrounding residential neighborhood. The materials and color schemes are consistent with those in the surrounding neighborhood and existing adjacent single-dwelling units. As such, the proposed bulk and scale of the ADU will not be disruptive to adjacent homes near the project site. The proposed project will observe setbacks to all property lines consistent with other properties in the vicinity, including the existing five-foot (5'-0") side yard setbacks from the previously approved development permit and implement a project design that is well established and distinctive to the character of the La Jolla community. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

- d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project site is not located between the nearest public road and the sea or shoreline of any body of water. Therefore, the proposed project is not subject to this finding.

B. 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;**

Please see Finding A.1.c. above, which is herein incorporated by reference. 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; and**

A geotechnical investigation report, prepared by Geotechnical Exploration, Inc. dated November 15, 2024, was submitted for the proposed project. As described in the geotechnical investigation report, the project site was previously developed with a residential single-dwelling unit and surrounded by similar residential development. The project site is located within Geologic Hazard Category 53 which is categorized as "level or sloping terrain, unfavorable geologic structure, low to moderate risk". Based on the report, the site was determined to have favorable geologic structure, is low risk from a geologic hazard perspective, and there are no known recent, active landslide deposits underlying the site.

The project permit contains specific requirements to ensure compliance with the regulations of the LDC, including those adopted to protect the public health, safety, and welfare. Permit requirements include, but are not limited to:

1. Submitting a Water Pollution Control Plan prepared in accordance with the City's Construction Best Management Practices (BMPs) and Storm Water Standards;
2. Entering into an Encroachment Maintenance Removal Agreement (EMRA) for all private improvements in the public right-of-way, and enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
3. The drainage system proposed for this development is private and subject to approval by the City Engineer;
4. All private water, sewer facilities, and building construction shall be designed to meet the requirements of applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

The proposed development will implement geotechnical recommendations and building construction standards, as they apply to site stabilization, including the removal and proper re-compaction of the existing fill and top soils to five feet in depth, drill pier recommendations for the northern foundation area of the ADU and deepened conventional footings for the southern area (Geotechnical Exploration, Inc. Page 14). The project would be required to comply with the City's Stormwater Standards to ensure that any on-site runoff is properly treated during and post-construction phases. Construction BMPs will be implemented for sediment and erosion control, fugitive dust suppression, trash control, and spill prevention.

The project site is located within the Very High Fire Hazard Severity Zone, and the proposed project would incorporate standard fire safety features for the buildings and the site in accordance with applicable regulations including the fire regulations in the California Building Code (CBC), California Fire Code and the City's Brush Management regulations, as shown within Exhibit "A," to control the risk of fire from the undeveloped area at the westerly sloped portion of the site. Alternative compliance measures have been implemented in the project's design for a reduced brush management zone 1 that include dual glazed/dual tempered windows, fire sprinklers for the proposed ADU, an increase in the fire resistance rating of walls, and the replacement of existing landscaping and non-native vegetation with proposed permanently irrigated ornamental landscape materials and plantings.

The project will be required to conform with current building code regulations, and site improvements which include an increase in permeable surfaces which reduces the chance of stormwater runoff during a rainstorm. During and after construction, the project will be required to conform to the requirements of this permit, all applicable land development codes and building codes designed to protect the public health, safety, and welfare of the community, including but not limited to the California Building Code, California Fire Code, the City of San Diego stormwater regulations,

and all applicable regulations. 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.**

Please see Findings A.1.c above, which is herein incorporated by reference. The proposed development will comply with the regulations of the Land Development Code, and there are no deviations proposed.

2. Supplemental Findings – Environmentally Sensitive Lands

- a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

Please see Findings A.1.b. and B.1.b above, incorporated herein by reference. A geotechnical report was prepared by Geotechnical Exploration, Inc. for the proposed project analyzing potential impacts on the site and adjacent development confirming the site is physically suitable for the design and siting of the proposed ADU. The scope of the investigation consisted of field reconnaissance, subsurface exploration, laboratory testing, and engineering and geologic analysis of the obtained data. The project site is located within Geologic Hazard Category 53 which is categorized as “level or sloping terrain, unfavorable geologic structure, low to moderate risk”. Based on the report, the site was determined to have favorable geologic structure, is low risk from a geologic hazard perspective, and there are no known recent, active landslide deposits underlying the site. Additionally, the report’s findings included that “the ADU construction would not destabilize neighboring properties or introduce the settlement of adjacent structures if designed and constructed in accordance with our recommendations” (Geotechnical Exploration, Inc. Page 14).

The Geotechnical Report described the development area of the proposed ADU as underlain by up to 4.5 feet of artificial fill and up to 2.5 feet of topsoil overlying dense Scripps Formation Deposits. The findings of the Geotechnical Report are consistent with Biological Letter Report and Staff’s determination, and as identified in the Exhibit “A” from the previously approved CDP/SDP/LJSPD Permit No. 41-0314. [SDMC Section 113.0103](#) defines Steep Hillsides as “all lands that have a slope with a natural gradient of 25 percent (4 feet of horizontal distance for every 1 foot of vertical distance) or greater and a minimum elevation differential of 50 feet, or a natural gradient of 200 percent (1 foot of horizontal distance for every 2 feet of vertical distance) or greater and a minimum elevation differential of 10 feet.” Although, the project site contains steep hillsides within the western portion of the site, the area of the proposed ADU is within an area that consists of manufactured slopes which is supported by the findings in the Geotechnical Report and Biological Letter Report which, as described above, indicated artificial fill within the area of the proposed development. The geotechnical report was subsequently accepted by staff.

The geotechnical report includes the recommendation to remove and properly re-compact existing artificial fill and topsoil to five feet in depth, drill piers for the northern foundation area of the ADU and deepened conventional footings for the southern area (Geotechnical Exploration, Inc. Page 14). The project is also conditioned with Standard, Landscape, Engineering, Environmental, and Planning conditions of approval that would address and alleviate adverse impacts created by the proposed development.

Additionally, the project is conditioned to record a 0.62-acre COE for the preservation of ESL located on the western portion of the lot. The project site is not in or adjacent to the Multi-Habitat Planning Area. Therefore, the site is physically suitable for the design and siting of the proposed development, and the development will result in minimum disturbance to environmentally sensitive lands.

b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

Please see Findings B.1.b. and B.2.a. above, incorporated herein by reference. The project site is located within the Very High Fire Hazard Severity Zone, and the proposed project would include a Brush Management Plan, as shown within Exhibit “A,” to control the risk of fire from the undeveloped area at the westerly sloped portion of the site.

The project will be required to comply with Brush Management Zone (BMZ) 1 and 2 requirements; BMZ 1 would extend ten feet from the ADU structure, which would use alternative compliance for fire safety, and BMZ 2 extends an additional sixty – five feet (65’-0”) from BMZ 1. Alternative compliance measures include but are not limited to dual glazed/dual tempered windows, fire sprinklers for the proposed ADU, an increase in the fire resistance rating of walls, and the replacement of existing landscaping and non-native vegetation with proposed permanently irrigated ornamental planting. BMZ 2 overlaps the 0.62-acre COE located on the western portion of the site. However, BMZ 2 is considered impact-neutral because it thins vegetation rather than removing it entirely. The proposed development will not impact or alter natural landforms since the ADU will be located within a previously disturbed/alterd land which was legally graded.

The project would be required to comply with the City’s Stormwater Standards to ensure that any on-site runoff is properly treated during and post-construction phases. Construction BMPs will be implemented for sediment and erosion control, fugitive dust suppression, trash control, and spill prevention. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

Please refer to findings A.1.b., B.1.b., B.2.a., and B.2.b. above incorporated herein by reference. The proposed ADU will be located within a previously disturbed/alterd land which was legally graded, that would not encroach into and impact ESL. A Biological Letter Report submitted, reviewed and accepted by staff identified the developed portion of the project site as having been altered with reinforcing concrete blocks, retaining walls, drains, and nonnative ornamental plantings, and devoid of vegetation or contain regularly maintained and irrigated ornamental plant species with very few nectar sources. Additionally, the project is conditioned to record a 0.62-acre COE for the preservation of ESL located on the western portion of the lot. The project site is not in or adjacent to the Multi-Habitat Planning Area. The project does not propose any development outside of private property that would have adverse impacts on any adjacent ESL. The Biological Letter Report identified a COE to be recorded that would cover 0.62-acre in the western portion of the project site within the parcel. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

The project site is not in or adjacent to the Multi-Habitat Planning Area of the City's Multiple Species Conservation Plan, and Vernal Pool Habitat Conservation Plan (VPHCP). Therefore, the proposed project is not subject to this finding.

e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The proposed development is described in CDP findings A.1.a. through A.1.c., and SDP findings B.1.a. through B.2.d. above, incorporated here by reference. The proposed development takes place entirely within private property and stays within the area of existing development and previously disturbed/alterd land which was legally graded. The project permit contains specific requirements to ensure compliance with the regulations of the LDC. Permit requirements include, but are not limited to:

1. Submitting a Water Pollution Control Plan prepared in accordance with the City's Construction Best Management Practices (BMPs) and Storm Water Standards;
2. Entering into an Encroachment Maintenance Removal Agreement (EMRA) for all private improvements in the public right-of-way and enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
3. The drainage system proposed for this development is private and subject to approval by the City Engineer;

4. All private water, sewer facilities, and building construction shall be designed to meet the requirements of applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

The project will be required to conform with current building code regulations, and site improvements which include an increase in permeable surfaces which reduces the chance of stormwater runoff during a rainstorm. Drainage will be directed to existing storm drain inlets, the addition of catch basins, and a proposed drainage ditch terminating in a rock riprap dissipater just downslope of the ADU. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The proposed development is described in CDP findings A.1.a. through A.1.c., and SDP findings B.1.a. through B.2.e. above, incorporated here by reference. The project does not require mitigation as a condition of the permit, nor are there negative impacts associated with the project.

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

3. Based on these findings adopted by the Hearing Officer, Coastal Development Permit No. PMT-3211471 and Site Development Permit No. PMT-3211472 (amendment to Coastal Development Permit, Site Development Permit, and La Jolla Shores Planned District Permit No. 41-0314) are granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit No. PMT-3211471, and Site Development Permit No. PMT-3211472, a copy of which is attached to and made a part of this Resolution by this reference.

Jose Bautista
Development Project Manager
Development Services

Adopted on: September 9, 2026

IO#: 24009528

DRAFT



THE CITY OF SAN DIEGO

ADDENDUM

Project No. PRJ-1087614
 Addendum to MND No. 41-0314
 SCH No. N/A

SUBJECT: 2734 BORDEAUX AVENUE: The project proposes an amendment to COASTAL DEVELOPMENT PERMIT (CDP) / SITE DEVELOPMENT PERMIT (SDP) / LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 41-0314 for the construction of a new one-story 1,110.5 square-foot (sf) detached accessory dwelling unit with a 481.5 sf basement, and associated site improvements (hardscape and landscaping). 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 (LJSPD-SF). 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 Environmentally Sensitive Lands in the form of Sensitive Biological Resources and Steep Hillsides, and is designated Very Low Density Residential (0-5 du/ac) and Designated Open Space Park in the La Jolla Community Plan Area. (LEGAL DESCRIPTION: Lot No. 58 of La Jolla Highlands Unit No. 2, Map No. 3361) APPLICANT: Patrick Vercio, Island Architects.

I. SUMMARY OF ORIGINAL PROJECT

A Mitigated Negative Declaration (MND) No. 41-0314 was adopted on November 29, 2001, for the Koster Residence. MND No. 41-0314 analyzed a SITE DEVELOPMENT PERMIT (SDP) / COASTAL DEVELOPMENT PERMIT (CDP) / LA JOLLA SHORES PLANNED DISTRICT PERMIT to demolish an existing residential structure and construct a new two-story, single-family residence with an attached two-car garage totaling 8,847 square feet, including a swimming pool, and associated site improvements at 2734 Bordeaux Avenue. MND No. 41-0314 concluded that the project would result in potentially significant impacts to Archaeological Resources. With mitigation, the impact was determined to be less than significant.

II. SUMMARY OF PROPOSED PROJECT

The project proposes an amendment to COASTAL DEVELOPMENT PERMIT (CDP)/SITE DEVELOPMENT PERMIT (SDP)/LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 41-0314 for

the construction of a new one-story 1,110.5-square-foot (sf) detached accessory dwelling unit (ADU) with a 481.5 sf basement and associated site improvements (hardscape and landscaping).

The project requires a SDP Pursuant to SDMC 143.0110(b) Table 143-01A and 126.0502(1)(B), as a proposed development on a premises containing Environmentally Sensitive Lands (ESL) on a lot greater than 15,000 square feet. The project requires a CDP pursuant to SDMC 126.0702(a) for a proposed development within the coastal overlay zone.

The ADU is located within the coastal height limit overlay zone and would not exceed 30 feet in height. Additionally, the limits of proposed development would not exceed the previously approved graded swale and would not be within steep hillsides or sensitive biological resources. According to Sheet A-4.1 of the Conceptual Site Development Plans, the ADU would have one story and a basement with exterior finishes including stucco, metal trim, and glass railing.

The project's landscaping has been reviewed by staff and would comply with all applicable City of San Diego Landscape ordinances and standards, including brush management requirements. The project would also comply with a Covenant of Easement (COE) that covers 0.62 acre in the western portion of the site and was a requirement from the previous approvals on the site. Drainage would be directed into appropriate storm drain systems designed to carry surface runoff, which has been reviewed and accepted by City Engineering staff. Project grading would require 270 cubic yards (cyds) of cut to a depth of 10 feet and 0 cyds of fill, and export of 270 cyds of material.

III. ENVIRONMENTAL SETTING

The 0.91-acre site has an existing single-family residence that will remain and is located at 2734 Bordeaux Avenue. The site is located west of the intersection of Bordeaux Avenue and Glenwick Lane and is surrounded by other single-family residential uses and open space to the west of the site. The project site is in the Single Family (SF) zone of the La Jolla Shores Planned District (LJSPD-SF). 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 Environmentally Sensitive Lands in the form of Sensitive Biological Resources and Steep Hillsides, and is designated Very Low Density Residential (0-5 du/ac) and Designated Open Space Park within the La Jolla Community Plan Area.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and certified the Koster Residence Mitigated Negative Declaration (MND) No. 41-0314/SCH No. NA. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 of the State CEQA Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project which will require major

revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous environmental document;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this Addendum has been prepared in accordance with Section 15164 of the CEQA State Guidelines. Public review of this Addendum is not required per CEQA.

V. IMPACT ANALYSIS

The following includes the environmental issues analyzed in detail in the previously adopted MND No. 41-0314, as well as the project- specific environmental analysis pursuant to CEQA. The analysis in this document evaluates the adequacy of the MND No. 41-0314 relative to the project and documents that the proposed modifications and/or refinements would not cause new or more severe significant impacts than those identified in the previously adopted environmental document. MND No. 41-0314 identified significant impacts to Historical Resources (Archaeology). An overview of the proposed project in relation to the previously adopted MND No. 41-0314 is provided in Table 1: Impact Assessment Summary.

Table 1 Impact Assessment Summary					
Environmental Issues	MND No. 41-0314	MND No. Mitigation	Project	New Mitigation?	Project Resultant Impact
Geology/Soils	Less than Significant Impact	No	No new impacts	No	Less than Significant
Air Quality	No Impact	No	No new impacts	No	No Impact
Hydrology/Water Quality	No Impact	No	No new impacts	No	No Impact
Biology	Less than Significant Impact	No	No new impacts	No	Less than Significant
Noise	No Impact	No	No new impacts	No	No Impact
Light, Glare and Shading	No Impact	No	No new impacts	No	No Impact
Land Use	No Impact	No	No new impacts	No	No Impact
Natural Resources	No Impact	No	No new impacts	No	No Impact
Recreational Resources	No Impact	No	No new impacts	No	No Impact
Population	No Impact	No	No new impacts	No	No Impact
Housing	No Impact	No	No new impacts	No	No Impact
Transportation / Circulation	No Impact	No	No new impacts	No	No Impact
Public Services	No Impact	No	No new impacts	No	No Impact
Utilities	No Impact	No	No new impacts	No	No Impact
Energy	No Impact	No	No new impacts	No	No Impact
Water Conservation	No Impact	No	No new impacts	No	No Impact
Neighborhood Character / Aesthetics	No Impact	No	No new impacts	No	No Impact
Cultural Resources	Less than Significant with Mitigation	Yes	No new impacts	No	Less than Significant
Paleontological Resources	No Impact	No	No new impacts	No	No Impact
Human Health / Public Safety	No Impact	No	No new impacts	No	No Impact

*Geology / Soils***MND No. 41-0314**

According to MND No. 41-0314, the project site is located in Geologic Hazard Zone 53 on the City of San Diego's Seismic Safety Study (variable stability - level or sloping terrain, unfavorable geologic structure, with low to moderate risk factor). As a result, a geotechnical investigation was prepared in order to determine the significance of ground failure and faulting at the subject property. City Geology staff reviewed the report and determined that the geotechnical consultant has adequately addressed the soil and geologic conditions potentially affecting the proposed development. The report concluded that geologic conditions on-site would not preclude the proposed development, provided that recommendations of the report and generally accepted building construction practices are followed. Therefore, no significant impacts to geology would occur as a result of the project.

Project

A Geotechnical Investigation (Geotechnical Exploration, Inc., 2023) and Update (Geotechnical Exploration, Inc., 2024) were prepared for the project and reviewed and accepted by City Geology Staff. Consistent with the approved project, the geotechnical investigation indicated the project site is located within Geologic Hazards Category 53. The area of study has favorable geologic structure, is low risk from a geologic hazard perspective, and there are no known recent, active landslide deposits underlying the site. Review of available geologic and fault hazards maps and reports, indicate that neither an active nor potentially active fault underlies the site in the area of the proposed ADU and improvements. The project site is not directly on a known active fault trace and, therefore, the risk of ground rupture is remote.

The geotechnical investigation determined that the construction of the proposed ADU and associated improvements would not destabilize neighboring properties or induce the settlement of adjacent structures or right-of-way improvements if designed and constructed in accordance with the recommendations outlined in the geotechnical investigation.

The geotechnical investigation indicates that the new single-story ADU structure and associated improvements are to be located in areas underlain by dense to very dense materials at relatively shallow depths. Slope stability calculations were performed considering the steepness of the canyon area slopes where the ADU is to be located. The geotechnical investigation concluded that there are no slope stability issues in the proposed building area.

Liquefaction is the process by which soils are transformed into a viscous fluid that will flow as a liquid when unconfined. It occurs primarily in loose, saturated sands and silts when they are sufficiently shaken by an earthquake. The geotechnical investigation determined that the risk of soil liquefaction due to seismic shaking is considered to be very low due to the dense nature of the underlying formational materials and lack of shallow static groundwater. Additionally, the geotechnical investigation determined that there is no risk of tsunami inundation at the site. There are no significant bodies of water located at higher elevation or in the general vicinity capable of producing a seiche and inundating the subject site.

Structural damage caused by seismically induced ground shaking is a detrimental effect directly related to faulting and earthquake activity. Ground shaking is considered to be the greatest seismic hazard in San Diego County. The intensity of ground shaking is dependent upon the magnitude of the earthquake, the distance from the earthquake, and the seismic response characteristics of underlying soils and geologic units. The Geotechnical Investigation states that the most serious damage to the site would be caused by a large earthquake originating on a nearby strand of the Rose Canyon, Coronado Bank or Newport-Inglewood Faults. Although the chance of such an event is remote, it could occur within the useful life of the structures. The project would be required to comply with seismic requirements of the California Building Code, utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts based on regional geologic hazards would remain less than significant. No mitigation is required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Air Quality

MND No. 41-0314

The MND identified that the project would not substantially deteriorate ambient air quality. The MND further identified that the project would not expose sensitive receptors to substantial pollutant concentrations as no such concentrations occurred on or near the site, nor create objectionable odors. Although dust would occur temporarily during construction, the MND determined that the project would not result in the creation of dust or objectionable odors. Lastly, the MND determined that the project would not alter the air movement in the area of the project site, or substantially alter the moisture, temperature, or climate locally or regionally. Overall, the MND concluded that the project would not result in air quality impacts.

Project

The proposed ADU would not result in air emissions that would substantially deteriorate ambient air quality, create objectionable odors, or dust. The project would not expose sensitive receptors to substantial pollutant concentrations. The project would be consistent with the General Plan, community plan, and the underlying zoning designations. Therefore, the project would be consistent at a sub-regional level with the underlying growth forecasts in the RAQS and would not obstruct implementation of the RAQS.

Short-Term (Construction) Emissions

Construction-related activities would be temporary, short-term sources of air emissions. Sources of construction-related air emissions include fugitive dust from grading activities;

construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption.

Construction operations would include standard measures as required by City of San Diego grading permit to limit potential air quality impacts. Therefore, impacts associated with fugitive dust would be considered less than significant and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.

Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. Therefore, no impacts would occur.

Long-Term (Operational) Emissions

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The project would produce minimal stationary source emissions as an ADU. The project is compatible with the surrounding development and is permitted by the community plan and zone designation. Based on the land use, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant.

Typical long-term operational characteristics of the project are not associated with the creation of such odors nor anticipated to generate odors affecting a substantial number of people. Therefore, project operations would result in no impact.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Hydrology/Water Quality

MND No. 41-0314

No significant water quality impacts were identified in the MND. The MND determined that the project would not result in significant changes in absorption rates, drainage patterns, or the rate and amount of surface runoff, result in alterations to the course or flow of flood waters, or discharge into surface waters, or result in any alteration of surface or groundwater quality. Additionally, the MND determined that the project would not expose people or property to water-related hazards or result in changes in deposition or erosion which may modify a channel of a river or stream or the bed of the ocean or any bay, inlet or lake. Impacts were determined to be less than significant.

Project

A Drainage Study (Son-Engineering, 2024), was prepared and determined that the project would not result in an increase in calculated peak flows with the implementation of the proposed project. The ADU building would be located within the subdrainage basin of the natural drainage creek in the rear. The ADU roof top would have landscape gardens along with gravel mulch cover. Proposed roof drain and site drainage around the ADU would be conveyed to the natural drainage creek via concrete drainage ditch which is equipped with an energy dissipater rock rip rap at its outfall. Similar to the predevelopment drainage pattern, the runoff from the existing house and side yards is collected in a sump pump and discharged into Bordeaux Avenue gutter. The project would not substantially alter the existing drainage pattern across the site and would not increase water surface elevations. Similar to the previously approved project, the current project would not substantially alter on or off-site drainage patterns.

Additionally, the project is required to comply with all applicable hydrology and water quality regulations and standards. The project would comply with the City's Stormwater Management and Discharge Control Ordinance (SDMC Chapter 4, Article 3, Division 3), Storm Water Runoff and Drainage Regulations (SDMC Section 142.02 et al.), Drainage Design Manual (City of San Diego 2017), and other applicable storm water quality standards during and after construction. These requirements will be reviewed by qualified City staff and would be verified during the ministerial building permit process. Adherence to applicable water quality standards would ensure significant adverse impacts are avoided.

The project would not place any structures in the 100-year flood hazard areas or flood plain and is not located in an area that is exposed to the risk of flooding. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Biology

MND No. 41-0314

A Biological Constraint Report was prepared for the approved project (Merkel & Associates, Inc., March 1999). Based on the biological constraint report, no sensitive biological resources were identified on or near the existing developed pad. The property is not within the City of San Diego Multi Habitat Planning Area (MHPA), but it is adjacent to University of California Ecological Reserve. The majority of the lower portion of the lot is undeveloped and supports native habitat of mature Diegan Coastal Sage Scrub which extends down slope. The landscaped slope directly below the existing residence was planted for slope stabilization and fire prevention.

The MND determined that the only sensitive plant or animal observed on-site was a small population of San Diego Barrel Cactus found growing within the coastal sage scrub habitat at

the western ridgeline of the property. Because the coastal sage scrub habitat was not located within the development area or Brush Management Zone 1, the approved project did not result in direct impacts of biological resources and did not require mitigation.

Project

A Biological Letter Report (Athena Consulting, December 2025) was prepared for the proposed project. Existing literature and historical databases for available biological resources information and records were reviewed for the project site and surrounding area. Additionally, general biological surveys were conducted on June 8, 2023 and November 5, 2025. Additionally, Crotch's bumble bee surveys were conducted on July 29, 2024, August 12, 2024, and August 26, 2024.

The project site contains the following habitat types: 0.26 acres of Developed or Urban/Developed land (no Tier), 0.10 acres of Disturbed Land (Tier IV habitat), and 0.55 acres of Diegan Coastal Sage Scrub (Tier II habitat). Three sensitive plant species were observed onsite: Coast barrel cactus, California desert thorn, and Torrey pine. Several sensitive species have the potential to occur onsite including California gnatcatcher, Nuttall's scrub oak, wart stemmed ceanothus, short-leaved dudleya. Additionally, Cooper's hawk has moderate potential to perch in the eucalyptus trees on and near the site, but only low potential to nest in them because they are close to the homes. Orange-throated whiptail and coastal whiptail have moderate potential to occur onsite due to presence of suitable habitat), and Robinson's pepper-grass has moderate potential to occur onsite because it is somewhat widespread, documented nearby, and would have been difficult to detect during the June survey. These species would only use the Coastal Sage Scrub habitat, and because the project does not propose any impacts to the Coastal Sage Scrub habitat, additional focused surveys were not required.

Crotch's bumble bee, was determined to have moderate potential to use onsite habitat, and therefore a focused protocol survey series was conducted in August 2024. The survey report is provided in Attachment G of the Biology Report. Areas determined to be suitable for Crotch's bumble bee foraging consisted of the Disturbed land because it included several nectar sources and the Diegan Coastal Sage Scrub because it contained several native nectar sources. No Crotch's bumble bees were observed in the survey area on or adjacent to the Site. No nesting sites or potential overwintering sites were observed during the surveys.

Direct impacts would result from construction of the ADU and proposed 10-foot Brush Management Zone (BMZ) 1. In addition, any area not conserved within the COE would be considered impacted. The new project impact area extends from the western edge of the existing residence to the eastern edge of the Covenant of Easement (COE) required by previous approvals on the site. The limits of impacts are entirely within the Developed and Disturbed land. The associated drainage improvements, a drainage ditch and a rock riprap dissipater, are also entirely within the Developed and Disturbed areas. Direct Project impacts to Developed land and Disturbed land would not be significant and would not require mitigation.

No direct impacts to sensitive species are anticipated. For Crotch's bumble bee, impacts would be less than significant because suitable habitat for foraging (and possibly nesting and overwintering) would be conserved in a Covenant of Easement (COE) onsite. The project has also been designed to avoid potential impacts to Crotch's bumble bee through implementation of project avoidance and minimization measure AMM-1 below.

No direct impacts to wildlife corridors are anticipated because Project impacts would be limited to the Disturbed and Developed areas adjacent to the existing residence. The Project would not directly impact any other sensitive biological resources. The remaining 0.62 acre of land west of the proposed impacts would be preserved and protected from future impacts with a COE consistent with prior approvals on the site.

Indirect impacts to biological resources near the Site would not be significant, because the ADU has been designed to be an unobtrusive addition to the site in the least sensitive area. The structure is a single story with a roof garden. BMZ 1 with its landscaping would serve as a buffer between the ADU and the native habitat. No significant noise, light, water quality, or air quality impacts to the nearby Coastal Sage Scrub would be expected. No indirect impacts to any wildlife corridors that may exist nearby, such as along the canyon bottom to the west, are anticipated because the project is located adjacent to the existing residence on Disturbed and Developed land as far from the canyon bottom as possible. Impacts would be less than significant and no mitigation is required.

The following AMM would be implemented to avoid impacts to Crotch's bumble bee should the species be a potential candidate for listing or a listed species at the time of the issuance of the Notice to Proceed (NTP):

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a NTP for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental Designee shall verify the following project requirements regarding the Crotch's bumble bee are shown on the construction permit:
 - a. To avoid impacts on Crotch's bumble bee, removal of habitat in the proposed area of disturbance must occur outside of the Colony Active Period between April 1 through August 31. If the removal of habitat in the proposed area of disturbance must occur during the Colony Active Period, a Qualified Biologist shall conduct a pre-activity (defined as any habitat disturbance) survey no more than 3 days prior to the initiation of construction activities to determine the presence or absence of Crotch's bumble bee within the proposed area of disturbance.
 - b. A Qualified Biologist must demonstrate the following qualifications: at least 40 hours of experience surveying for bee or other co-occurring aerial invertebrate species (such as Quino checkerspot butterfly [*Euphydryas editha quino*]) and have completed a Crotch's bumble bee detection/identification training by an expert Crotch's bumble bee entomologist; or the biologist must have at least 20 hours of experience directly observing Crotch's bumble bee.

- c. The pre-activity survey shall consist of photographic surveys following the survey guidelines (CDFW 2023). The surveys shall consist of passive methods unless a Memorandum of Understanding (MOU) is obtained.
- d. If additional activities (e.g., capture or handling) are deemed necessary to identify bumble bees of an unknown species that may be Crotch's bumble bee, then the Qualified Biologist shall obtain the required authorization via a MOU or Scientific Collecting Permit (SCP) pursuant to the survey guidelines (CDFW 2023). Survey methods that involve lethal take of species are not acceptable.
- e. If pre-activity surveys identify Crotch's bumble bee individuals on-site, the Qualified Biologist shall notify and consult with CDFW to establish, monitor, and maintain no-work buffers around the associated floral resources. The size and configuration of the no-work buffer shall be based on the best professional judgment of the Qualified Biologist in consultation with CDFW. Construction activities shall not occur within the no-work buffers until the bees appear no longer active (i.e., associated floral resources appear desiccated and no bees are seen flying for three consecutive days indicating dispersal from the area). Take of any endangered, threatened, candidate species that results from the project is prohibited, except as authorized by State law (CFGC section 86, 2062, 2067, 2068, 2080, 2085; California Code Regulations, Title 14, section 786.9) under CESA.
- f. Survey data shall be submitted by the Qualified Biologist to the CNDDDB in accordance with the MOU with CDFW, or SCP requirements, as applicable.

Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would there be a substantial increase in the severity of impacts from those described in the MND.

Noise

MND No. 41-0314

No significant noise impacts were identified in the MND. The MND determined that the approved project would not result in a significant increase in the existing ambient noise levels because the approved project proposed residential uses within a residential area. Additionally, the MND determined that the approved project would not result in the exposure of people to noise levels which exceed the City's adopted noise ordinance. Lastly, the MND determined that the approved project would not result in the exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan because the project site is not subject to excessive traffic noise. No mitigation measures were required.

Project

Short-term noise impacts would be associated with onsite grading, and construction activities of the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area but would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours and noise limits specified in the City's Municipal Code (Section 59.5.0404, Construction Noise), which are intended to reduce potential adverse effects resulting from construction noise. Therefore, construction noise impacts would be less than significant.

For the long-term, the project proposes an ADU on a site with an existing residence in a residential area. The noise sources on the project site after completion of construction are anticipated to be those that would be typical of residential uses and are not anticipated to violate the City's Noise Abatement and Control Ordinance or result in a substantial permanent increase in existing noise levels. The project would not result in noise levels in excess of standards established in the City of San Diego General Plan or Noise Ordinance. Additionally, similar to the approved project, the proposed project would not result in the exposure of people to significant transportation noise levels. Impacts would be less than significant and no mitigation is required.

Based on the foregoing analysis and information, the project is within the scope of the analysis of the PEIR and there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would there be a substantial increase in the severity of impacts from those described in the MND.

Light, Glare and Shading

MND No. 41-0314

The MND determined that the project would not result in substantial light or glare or the substantial shading of other properties. The MND stated that the project would comply with the City's Light Pollution Ordinance and no highly reflective surfaces were proposed. The approved project was also in conformance with height regulations. No impact was identified. No mitigation was required.

Project

The project would comply with the outdoor lighting standards contained in SDMC Section 142.0740 (Outdoor Lighting Regulations) that requires all outdoor lighting be installed, shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare, and to control light from falling onto surrounding properties. Additionally, the project is a one-story ADU and conforms to applicable height regulations. Therefore, there would be no impact.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant

impact, nor would a substantial increase in the severity of impacts from that described in the MND result.

Land Use

MND No. 41-0314

The approved project proposed the demolition of an existing residential structure and construction of a new single-family residence and associated site improvements. The project was consistent with the residential land use designation and zoning on the site. Additionally, the approved project was determined to be consistent with the goals, objectives, and recommendations of the community plan and did not result in a conflict with any adopted environmental plans for the area. Additionally, the MND determined that the site is not within an airport influence area and would not be incompatible with an Airport Land Use Plan. The MND determined that there would be no impact. No mitigation was required.

Project

The project proposes an ADU on a site with an existing single-family residence. The project site is zoned for single-family uses in the La Jolla Shores Planned District (LJSPD-SF). The majority of the site is designated Very Low Density Residential (0-5 du/ac) and the rear portion of the site is designated Designated Open Space Park. The project would be consistent with the General Plan, Community Plan and underlying zone designations. The rear portion of the site designated for open space park would be left undeveloped and an ADU is allowed by the existing zone and land use designation on the site. The development area is proposed within the previously approved graded swale, which is not within steep hillsides or biologically sensitive resources. As such, the project would comply with the City's Environmentally Sensitive Lands (ESL) regulations and would not impact steep hillsides. The project would not substantially change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community. The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, community plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan as the site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA). No impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Natural Resources

MND No. 41-0314

The MND determined that the project would not result in the prevention of future extraction of sand and gravel resources because the project site is in an urban setting. Additionally, the MND determined that the project would not result in the conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of land because the project site is not located in an agricultural area. No impacts were identified. No mitigation was required.

Project

Similar to the approved project, the proposed project would not result in the prevention of future extraction of sand and gravel resources because the project site is already developed and located within an existing residential neighborhood. Similarly, the project would not result in impacts to agricultural land or uses because the site is developed with residential uses and is not located in an agricultural area. No impacts would occur. No mitigation is required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Recreational Resources***MND No. 41-0314***

The approved project involved the replacement of an existing single-family residence with a new single-family residence. The MND determined that the project would not result in an impact upon the quality or quantity of existing recreational opportunities. No impact was identified. No mitigation was required.

Project

The ADU project is located on a site with an existing single-family residence. The construction of an ADU would not result in an impact upon the quality or quantity of existing recreational opportunities. No impact would occur. No mitigation is required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Population***MND No. 41-0314***

The MND identified the project would not alter the planned location, distribution, density or growth rate of the population area and therefore no impacts were identified and a substantial increase in population would not occur.

Project

The project site is developed with an existing residence and is surrounded by residential development. The project proposed an ADU to the existing residence. The project would not result in a significant increase in population growth in the area, either directly or indirectly. No impacts would occur. No mitigation is required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Housing***MND No. 41-0314***

The approved project involved the replacement of an existing single-family residence with a new single-family residence. The MND identified the project would not affect existing housing or create a demand for additional housing and therefore no impacts were identified and an impact on housing would not occur.

Project

The project site is developed with an existing residence and is surrounded by residential development. The project would result in a new ADU to the existing residence and would not displace any housing or result in an increase in demand for additional housing.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Transportation / Circulation***MND No. 41-0314***

The MND identified the project would not result in traffic generation in excess of specific/community plan allocation or an increase in projected traffic which is substantial in relation to the capacity of the street system. Additionally, the MND determined that the approved project would not result in alterations to present circulation movements or an increase in traffic hazards. Less than significant impacts were identified and mitigation was not required.

Project

The project was evaluated under the City's Transportation Study Manual (TSM) Vehicle Miles Traveled (VMT) Screening Criteria for a land development project. The TSM was adopted in 2020 and updated in 2022, in response to SB 743 and CEQA Guidelines Section 15064.3 by the City as part of the Complete Communities: Mobility Choices program. The CEQA significance determination for transportation impacts associated with the project is based on the VMT metric.

Consistent with the Mobility Choices regulations and the City of San Diego Transportation Study Manual (City of San Diego, 2022), the CEQA significance determination for transportation impacts associated with the project is based on the VMT metric. The proposed ADU project is presumed to have less than significant VMT impact as a small project defined as generating less than 300 daily unadjusted trip rates. Additionally, the project proposes an ADU on a developed site and would not result in alterations to present circulation movements or an increase in traffic hazards. No mitigation is required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND result.

Public Services***MND No. 41-0314***

Public services, such as fire protection, police protection, schools, parks and other recreational facilities, and other governmental services were identified to be adequate for the area. The project did not have an effect upon or result in the need for new or altered governmental services; therefore, no impact was identified.

Project

The project site is developed with an existing residence within an urbanized area. Fire protection and police protection services are provided. The proposed ADU would not adversely affect existing levels of such services to the area and would not require the construction of new or expansion of existing governmental facilities. No impacts would occur, and no mitigation measures are required.

Further, the project would not significantly increase the demand on public schools over that which currently exists and is not anticipated to result in a significant increase in demand for public educational services, nor would the project significantly increase the demand on existing neighborhood or regional parks or other recreational facilities over that which presently exists.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant

impact, nor would a substantial increase in the severity of impacts from that described in the MND occur. No impacts would occur, and no mitigation measures are required.

Utilities

MND No. 41-0314

The approved project involved the replacement of an existing single-family residence with a new single-family residence. Alteration to existing utilities that included power, natural gas, communications systems, water, sewer, storm water drainage, or solid waste disposal was not required as all utilities were already available. Therefore, the project did not result in a need for new systems or require substantial alterations to existing utilities; no impact was identified.

Project

The project would construct an ADU at an existing residence. Adequate services are available to serve the site, and the project would not require the construction or expansion of existing utility facilities. Implementation of the project would not interrupt existing sewer service to the project site or other surrounding development. The project is not anticipated to generate a significant amount of wastewater. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Existing sewer infrastructure exists within roadways surrounding the project site and adequate services are available to serve the project.

The project would be served by a landfill with sufficient permitted capacity to accommodate the project's disposal additional needs. The project would not exceed the City's threshold for solid waste impacts of construction, demolition and/or renovation of 40,000 sf or more of building space. All construction waste from the project site would be transported to an appropriate facility, which is expected to have adequate capacity to accept the limited amount of waste that would be generated by a project of this size. Long-term operation of the proposed project is anticipated to generate typical amounts of solid waste associated with residential uses. Furthermore, the project would be required to comply with the City's Municipal Code (including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2, Division 8), Recycling Ordinance (SDMC Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Ordinance (SDMC Chapter 6, Article 6, Division 6) for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase.

The project would comply with all Federal, State, and local statutes and regulations related to solid waste. The project would not result in the generation of large amounts of solid waste, nor generate or require the transport of hazardous waste materials, other than minimal amounts generated during the construction phase. All demolition activities would comply with any City of San Diego requirements for diversion of both construction waste

during the demolition phase and solid waste during the long-term, operational phase. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur. No impacts would occur, and no mitigation measures are required.

Energy

MND No. 41-0314

The MND identified the project would not result in the use of excessive amounts of fuel or energy as a single-family residential use. Therefore, no impact was identified.

Project

The construction of an ADU at an existing single-family residence would not result in any new or more severe impacts related to electrical power or fuel consumption. The project would be required to meet the mandatory energy standards of the current California energy code. Additionally, construction of the project would consume energy through the operation of construction equipment, and worker traffic, however, construction would be temporary and short-term in duration. Therefore, impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Water Conservation

MND No. 41-0314

The MND identified the project would not result in the use of excessive amounts of water or landscaping that would be non-drought resistant vegetation. The project's landscaping was determined to be in conformance with the Landscape Technical Manual. No impact was identified.

Project

The project landscaping plan has been reviewed by City Landscape staff and would comply with all applicable City of San Diego Landscape ordinances and standards. The project would be required to comply with San Diego Municipal Code Section 142.0413 (Water Conservation). Therefore, no impact was identified.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant

impact, nor would a substantial increase in the severity of impacts from that described in the MND occur.

Neighborhood Character / Aesthetics

MND No. 41-0314

The MND determined that there would be no adverse visual impacts to the surrounding area as a result of the proposed development. The approved project did not result in the obstruction of any vista or scenic view from a public viewing area and was determined to be visually compatible with the surrounding development. Additionally, the approved project did not result in substantial alteration to the existing character of the area or result in the loss of any distinctive or landmark trees. Further, the MND determined that there would be no substantial change in topography or ground surface relief features and no loss, covering, or modification of any unique geologic or physical features. Therefore, impacts were identified as less than significant. No mitigation was required.

Project

Per the La Jolla Community Plan, the western half of Bordeaux Avenue is identified as a scenic overlook, which is defined as a view over private property from a public right-of-way. The project proposes a one-story ADU at the rear of the existing single-family residence. The project would comply with zoning, including setbacks and height limits. The project would not obstruct any public views of the ocean because it complies with the required side yard setbacks and would be at a lower height than the existing residence and corridor views will remain intact. The project is adjacent to an open space area, which is part of the University of California San Diego (UCSD) Ecological Reserve. The proposed ADU would be adjacent to the existing residence, outside of the COE and consistent with applicable setback and height limits. The project would not result in the obstruction of any views from the open space area. The project is compatible with the surrounding development and does not conflict with the La Jolla Community Plan. Further the project would not result in the removal of any distinctive or landmark trees or result in a substantial modification of any unique geologic or physical features. The project would not degrade the existing visual character or quality of the site and its surroundings; therefore, impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the MND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the MND result.

Cultural Resources

MND No. 41-0314

MND No. 41-0314 concluded that the project site is located in an area with a high potential for archaeological resources. A review of the City of San Diego resource maps indicated that

the project site is located within a one-mile radius of a number of recorded historical sites. City staff determined there have been no positive findings with respect to archaeological resources. However, due to past discoveries of buried cultural materials within one mile of the proposed project, to reduce potential archaeological resource impacts to below a level of significance, the MND determined that archaeological monitoring is required. With mitigation, the impact was determined to be less than significant.

Project

A record search of the California Historic Resources Information System (CHRIS) digital database was reviewed by qualified archaeological City staff to determine the presence or absence of potential archaeological resources within the project site. The CHRIS search did not identify any recorded archaeological sites within or adjacent to the property. Additionally, the project proposes improvements within a sloped area and according to the Geotechnical Investigation submitted for the proposed project, the site is overlain with 1.5 to 4.5 feet of Fill Soil (Qaf) in the area of the proposed ADU.

Most archaeological sites have some surface expression and some sites have been found within inches of the ground surface. The likelihood of encountering archaeological resources is greatest on sites that have been minimally disturbed in the past (e.g., undeveloped parcels, vacant lots, and lots containing surface parking). Previously excavated areas are generally considered to have a low potential for archaeological resources, since the soil containing the archaeological resources has been removed or disturbed. Based upon the negative CHRIS search, sloped area, and the previously disturbed nature of the impact area, including the prior placement of the fill material; qualified archaeological City staff determined that the project site has low potential for archaeological resources. Impacts are not anticipated and no mitigation is required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Mitigated Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Mitigated Negative Declaration result.

Paleontological Resources

MND No. 41-0314

The MND determined that the approved project would not result in the loss of paleontological resources because the amount and depth of excavation would not significantly impact resources. No mitigation was required.

Project

According to the geotechnical investigation, the site is underlain with approximately 1.5 to 4.5 feet of fill, topsoil (Qc) was observed from 1 to 2.5 feet below existing elevations, and Scripps Formation (Tsc) was encountered underlying the fill and topsoil material. Fill soil and

top soil have no sensitivity and Scripps Formation has a High Sensitivity for the discovery of paleontological resources.

Paleontological monitoring during grading activities may be required under San Diego Municipal Code section 142.0151 if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating). The project would result in 270 cyds of cut to a depth of 10 feet and 0 cyds of fill, exporting 270 cyds of material. The project would not meet thresholds requiring paleontological monitoring. No significant impacts would occur. No mitigation is required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Mitigated Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Mitigated Negative Declaration result.

Human Health / Public Safety

MND No. 41-0314

The MND determined that the approved project would not result in the creation of any health hazard or potential health hazard or exposure of people to potential health hazards as a residential use. Additionally, the MND determined that the approved project would not result in a future risk of an explosion or the release of hazardous substances. No impacts was identified. No mitigation was required.

Project

Similar to the approved project, the proposed project would result in residential uses in a residential area. ADUs are not associated with significant hazards and the project would not result in the creation of any health hazard or potential health hazard or exposure of people to potential health hazards as a residential use. Additionally, the project would not result in a future risk of an explosion or the release of hazardous substances. No impact would occur and no mitigation is required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Mitigated Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Mitigated Negative Declaration result.

VI. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE PROJECT

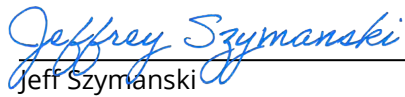
NONE REQUIRED

VII. SIGNIFICANCE IMPACT

The MND identified that all impacts would be mitigated to below a level of significance through mitigation. This Addendum identifies that no significant project impacts would occur, consistent with the previously certified MND.

VIII. CERTIFICATION

Copies of the addendum, the adopted MND, the MMRP, and associated project-specific technical appendices, if any, may be accessed on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.



Jeff Szymanski
Senior Planner
Development Services Department

April 23, 2026

Date of Final Report

Analyst: Marlene Watanabe

Attachments: Figure 1: Location Map
Figure 2: Site Plan
Mitigated Negative Declaration No. 41-0314

Technical Appendices (provided under separate cover)
Appendix A: Biological Letter Report
Appendix B: Drainage Study
Appendix C: Geotechnical Investigation Report
Appendix D: Geotechnical Investigation Report Addendum

REFERENCES

City of San Diego. 2022. Transportation Study Manual

<https://www.sandiego.gov/sites/default/files/ldm-appendix-r.pdf>

2020. Complete Communities Final Program Environmental Impact Report, SCH No. 2019060003

2018. San Diego Municipal Code, Land Development Code, Biology Guidelines. February.
<https://www.sandiego.gov/planning/programs/landdevcode/landdevmanual>

2014. La Jolla Community Plan and Local Coastal Program Land Use Plan

<https://www.sandiego.gov/sites/default/files/lajollacommunityplanaug2014.pdf>



Project Location

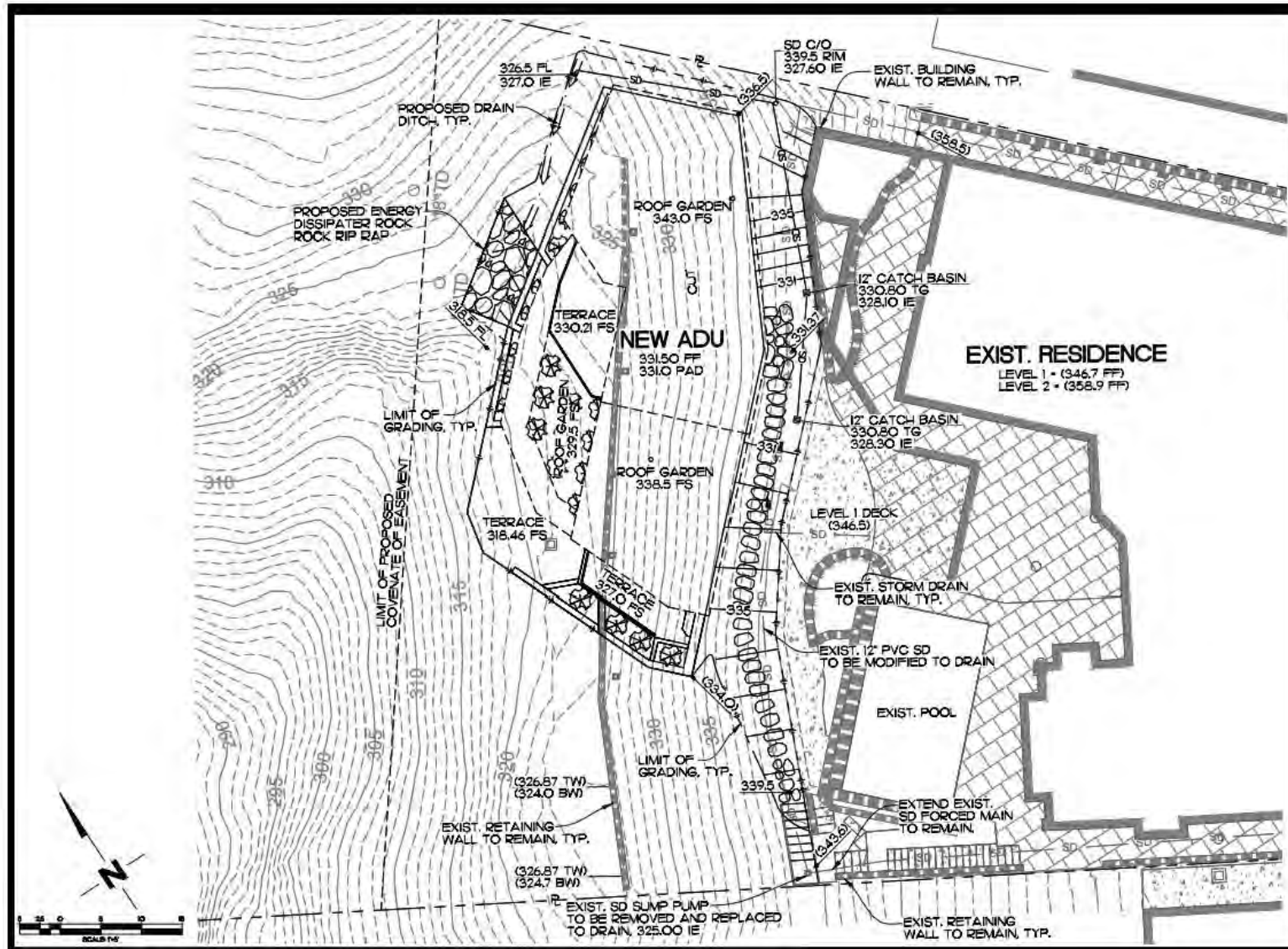
2734 Bordeaux Avenue / PRI-1087614

Development Services Department

**FIGURE
No. 1**

2734 Bordeaux Avenue / PRJ-1087614

**FIGURE
No. 2**





**City of San Diego
Development Services**
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

**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: 2734 Bordeaux Ave Residence **Project No. For City Use Only:** _____

Project Address: 2734 Bordeaux Ave., 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: ATC Ventures LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 195 Rizal Drive

City: Hillsborough State: CA Zip: 94010

Phone No.: 413-222-7948 Fax No.: _____ Email: atcventures4@gmail.com

Signature: [Signature: Wade Napper, manager] Date: 2-16-23

Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: Island Architects/ Patrick Vercio ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7626 Herschel Ave

City: La Jolla State: CA Zip: 92037

Phone No.: (858) 869-2862 Fax No.: _____ Email: pvercio@islandarch.com

Signature: [Signature: Patrick Vercio] Date: 2-16-23

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

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, March 18, 2026

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:02 a.m.

Item 2: ROLL CALL

Members Present: Jane Potter – Chair, Herbert Lazerow, Sherri Lightner, Kathleen Neil, Suzanne Weissman, and Philip Wise.

Staff Liaison: Melissa Garcia, Senior Planner, City Planning Department; Matthew Nasrallah, Associate Planner, City Planning Department.

Item 3: APPROVAL OF THE AGENDA

Board Member Lightner moves to review *Item 10: PRJ-1087614 – 2734 Bordeaux Ave (ACTION ITEM)* ahead of *Item 8: PRJ-1140750 – 2486 Vallecitos Court (ACTION ITEM)*.

Motion to approve the modified agenda by Chair Potter, seconded by Board Member Lightner. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from February 18, 2026.

Motion to approve the minutes with changes by Chair Potter, seconded by Board Member Lightner. Minutes approved 5-0-1.

Item 5: BOARD MEMBER COMMENT

Board Member Lightner brought to the Board's attention that the Board unanimously denied a project on Woodford Drive in October which is scheduled for the Hearing Officer Hearing next Wednesday. So far the hearing officer's report is unavailable, but the Hearing Notice gave a project description that indicates no changes were made.

Item 6: STAFF LIAISON COMMENT

No staff comment was provided.

Item 7: NON-AGENDA PUBLIC COMMENT
No public comment was provided.

Item 10: **PRJ-1087614 – 2734 Bordeaux Ave (ACTION ITEM)**

Proposed 1,110.5 SF (gross floor area) detached single-story ADU over basement with green roof, accessory to existing single-family home. Site improvements include on-grade path, landscape, drainage features, and grading. The applicant is seeking a recommendation for approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Patrick Vercio of Island Architects presented the request.

Public Comment:

Holly Given, 2783 Bordeaux Ave, represents the La Jolla Highlands Unit #2 Architectural Committee. The Committee encompasses 51 properties with deed restrictions and includes an independent review process for their homes. The home of the applicant is included in the Committee's purview. Given noted that the applicant did not include correspondence between the applicant, the property owner, and neighbors dating back to 2023. She also noted that the Committee considers property owners' rights in its review of projects. The architect presented Plan C to the Committee after Plan B was not approved by the City. The new plan places the structure within five feet of the north property line and includes a buried basement. The site is elevated and not flat. Given states that the Committee is not opposed to progress, noting that the neighborhood already includes modern and two-story homes. However, it is concerned about how far the building should extend. Expanding 20–30 feet further into the canyon could set a precedent for other homes to do the same.

Elaine Schneider, 2758 Bordeaux Ave, stated that her children grew up playing in the canyon and have a strong personal attachment to it. She opposed constructing a structure deep within the canyon. Concerns were raised about impacts to wildlife, including migrating painted lady butterflies, dragonflies, bobcats, cottontails, owls, coyotes, and fox kits. Schneider emphasized the potential harm from construction and urged protecting the canyon and its wildlife.

Maureen Matthews Brown, Kilbourne Drive, stated she regularly walks through the canyon (3–4 times per week) and values its accessibility. She expressed concern that the proposed development does not blend with the surrounding environment. Brown referenced prior nearby construction and emphasized the importance of working collaboratively with neighbors. She also noted the presence of wildlife, including a family of red foxes.

Emma Farley, 2742 Bordeaux Ave, stated that during a recent renovation of her property, she remained within the original footprint to protect the canyon. She noted that the project site still has room to expand the lot without encroaching on the canyon. Farley also noted that of the three proposed project versions, two were deemed infeasible due to site constraints.

Stephanie Smith, on behalf of Grid Legal (representing Farley), stated that while ADUs may have protections, they must comply with coastal and environmentally sensitive land regulations. She opposed canyon encroachment where feasible alternatives exist and noted that such alternatives were identified. She also cited an unrecorded conservation easement and discrepancies in the map. Concerns were raised regarding potential encroachment into a neighbor's fire-clearance area and the need for further canyon analysis. Smith requested consideration of public views from nearby trails.

Board Comment included:

- Commendation for a thorough biological analysis
- Concern about effects on neighborhood character, §1510.0304
- Concern regarding the lack of alignment with the La Jolla Shores Design Manual and Single-Family Zone setback regulations
- Concern that the project's ADU extends further down the canyon than other homes with reference to preserve and enhance the natural environment and any existing aesthetic qualities of the site [the abutting canyon], §1510.0301
- Note that at least 10 opposition letters were submitted regarding the project
- Note that covenant, condition, and restriction violations may not affect the board, but are relevant to neighbors and could lead to lawsuits.
- Concern regarding the easement created in 2001 and whether it is in effect
- Note that the permit references MNDR and the biology report, and shared concern that the easement was not recorded prior to grading permit
- Concern over the lack of existing slope calculations in the project presentation because the ADU is proposed on steep slope (~60%)

Board Motion: The LJSPDAB moved to recommend denial of the project for a Site Development Permit and a Coastal Development Permit. Motion made by Board Member Neil, seconded by Board Member Lightner. Motion approved 6-0-0.

Item 8: **PRJ-1140750 – 2486 Vallecitos Court (ACTION ITEM)**

Proposed remodel to an existing 2 story, 4,905 SF, 5 bed, 4 bath residence resulting in a 2 story, 6,769 SF, 6 bed, 6.5 bath residence over a 3,610 SF basement. Also proposed is a 701 SF accessory gym structure and a new 2 story, 1,096 SF ADU. The applicant is seeking a recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Claude Anthony Marengo of Marengo Morton Architects, Inc. presented the item.

Public Comment:

No public comment was provided.

Board Comment included:

- Commendation on the design of the home
- Confirmation that the project does not exceed the 30ft height limit of the existing home
- Confirmation that the main deck over the garage is not a roof deck
- Note that once the project is complete, there will be three accessory structures on the property

Board Motion: The LJSPDAB moved to recommend the project, as presented, for a Site Development Permit and a Coastal Development Permit. Motion made by Board Member Lazerow, seconded by Chair Potter. Motion approved 6-0-0.

Item 9: **PRJ-1126264 – 2534 Ruelle Nice (ACTION ITEM)**

Construction of a new 4,868 SF single-family residence, two-story dwelling unit over a subterranean basement with garage, spa site retaining walls, and additional site improvements. The applicant is seeking a recommendation for approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Spencer Miller of Island Architects presented the item.

Public Comment:

No public comment was provided.

Board Comment included:

- Support for planting trees to assist with massing
- Concern regarding public views of the property from the beach
- Note that the project is below maximum FAR
- Concern regarding excavation of the site
- Suggestion to have a traffic control plan to implement during construction
- Commendation that the project blends in with the character of the neighborhood

Board Motion: The LJSPDAB moved to recommend the project, as presented, for a Site Development Permit and a Coastal Development Permit. Motion made by Board Member Weissman, seconded by Board Member Lazerow. Motion approved 6-0-0.

Item 11: ADJOURNMENT

Next meeting: Wednesday, April 15, 2026. The meeting concluded at 12:03 p.m.

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		Community Planning Committee Distribution Form
	Project Name: 2734 Bordeaux Av		Project Number: PRJ 1087614
Community: La Jolla			
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO. Select "Search for Project Status" and input the Project Number to access project information.			
☐ Vote to Approve ☐ Vote to Approve with Conditions Listed Below ☐ Vote to Approve with Non-Binding Recommendations Listed Below ☒ Vote to Deny			Date of Vote: May 07, 2026
# of Members Yes 8	# of Members No 7	# of Members Abstain 1	
Conditions or Recommendations: Motion to adopt recommendation from PRC to REJECT: 8 yes, 7 no, 1 abstain, 1 recused . Out of character and setting precedent for development into ESL.			
☐ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: ADRIAN FERAL			
TITLE: SECRETARY		DATE: May 16, 2026	

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

FEB 07, 2002 2:58 PM

10
RP
100

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
DEPARTMENT

WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

011232

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 47.00



2002-0108331

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT/COASTAL DEVELOPMENT PERMIT/LA JOLLA SHORES
PLANNED DISTRICT PERMIT NO. 41-0314
KOSTER RESIDENCE
PLANNING COMMISSION
(MMRP)

This Permit is granted by the Planning Commission of the City of San Diego to HUBERT KOSTER, Owner/Permittee pursuant to the Land Development Code of the City of San Diego. The 0.91 acre site is located at 2734 Bordeaux Avenue in the Single-Family, La Jolla Shored Planned District, Non-Appeal Coastal Zone of the La Jolla Community. The project site is legally described as lot 58, La Jolla Highlands, Unit 2, Map 3361.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner/Permittee to demolish an existing single-family residence and construct a new, two-story single-family residence with attached garage, over basement area, described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A", dated November 29, 2001, on file in the office of the Development Services Department. The facility shall include:

- a. Demolition of existing residence and construction of a 5,617 gross sq. ft., two-story-single family residence with attached garage, over a 1,647 gross sq. ft. basement; and
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Off-street parking facilities; and
- d. Swimming pool; and
- e. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Land Development Code in effect for this site.

1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal/Land Development Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.

011233

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 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. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.

4. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

5. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.

6. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

7. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated November 29, 2001, on file in the office of the Development Services Department. No change, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

8. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that 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 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.

ORIGINAL

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

9. The applicant shall comply with the Mitigation, Monitoring and Reporting Program (MMRP) as specified in Mitigated Negative Declaration, LDR No. 41-0314, satisfactory to the City Manager and the City Engineer. The Mitigation, Monitoring and Reporting Program shall require a deposit of \$450.00 to be collected prior to the issuance of grading permit to cover the City's cost associated with the implementation of the MMRP.

10. Prior to issuance of the first grading permit, recordation of a conservation easement, covenant of easement, or dedication in fee title to the City of San Diego of approximately 0.62 acres as shown on the Biological Resources Map (Merkel & Associated dated 6/19/99) is required to the satisfaction of the Environmental Review Manager.

ENGINEERING REQUIREMENTS:

11. Prior to building occupancy, the applicant shall conform to Section 62.0203 of the Municipal Code. "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

12. The drainage system proposed for this development, as shown on the approved plans, is subject to approval by the City Engineer.

13. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit from the City Engineer (referred to as an "engineering 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. Also, the applicant shall assure, by permit and bond, the closure of the existing driveway with restoration to full-height curb, gutter and sidewalk, the installation of a new 18-foot driveway and the installation of a sidewalk underdrain, all satisfactory to the City Engineer. This work shall be shown on the grading plan and included in the grading permit.

14. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Removal Agreement, from the City Engineer, for landscaping in Bordeaux Avenue.

PLANNING REQUIREMENTS:

15. No fewer than 2 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," dated November 29, 2001, on file in the office of Development Services Department. Parking spaces shall comply at all times with requirements of the Municipal/Land Development Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

16. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

011235

17. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

18. A topographical survey conforming to the provisions of the Municipal/Land Development Code 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 regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.

19. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

20. All private outdoor lighting shall be shaded and adjusted to fall within the developable area of the premises.

LANDSCAPE REQUIREMENTS:

21. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this permit.

22. The permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" Brush Management Program/Landscape Concept Plan, dated November 29, 2001, on file in the Office of the Development Services Department.

23. Prior to issuance of any engineering permits 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", dated November 29, 2001.

24. Prior to issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the City Manager and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit, dated November 29, 2001 and shall comply with the Landscape Standards and the Land Development Code Section 142.0412 (Ordinance - 18451).

25. The Brush Management Program shall consist of two zones consistent with the Brush Management regulations of the Land Development Code section 142.0412.

26. The construction documents shall conform to the Architectural features as described in Section 142.0412(d).

27. Within Zone One combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) are not permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to fire Marshall and the City Manager's approval.

28. Provide the following not on the Brush Management Construction Documents. It shall be the responsibility of the Permittee to schedule a pre-construction meeting on site with the

ORIGINAL

contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.

29. In zone Two, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section.

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

HYDRAULIC PARKING LIFT REQUIREMENTS:

31. The hydraulic lift must be maintained in proper working conditions at all times.

32. The submitted building plans must show the lift equipment area, a room which will be subterranean to the lift area on the lower floor. It must be clear and have unobstructed access to that equipment room that must be from a place where the lift would not impede access to the room if the lift had been disabled on the lower level.

33. The applicant is required to submit a written confirmation from the geological consultant, to the Development Services Department, that the additional work involving condition #32 above would not create geotechnical problems.

34. Compliance is required with all pertinent Uniform Building Code, including CAL and OSHA, and the project shall pass all inspections by responsible agencies, including the City, State and Federal agencies involved, prior to the issuance of any occupancy permits.

INFORMATION ONLY

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit/tentative map, may protest the imposition within 90 days of the approval of this development permit/tentative map by filing a written protest with the City Clerk pursuant to California Government Code 66020.

APPROVED by the Planning Commission of the City of San Diego on November 29, 2001.

C:\MyFiles\JEBW410314pcpr.frm
revised 11/13/01/wct

011237

ALL-PURPOSE CERTIFICATE

Type/Number of Document SDP/CDP No. 41-0314Date of Approval November 29, 2001STATE OF CALIFORNIA
COUNTY OF SAN DIEGOJudy Johnson
Judy Johnson, Development Project Manager

On Dec. 21, 2001 before me, Stacie L. Maxwell, (Notary Public), personally appeared **Judy Johnson**, Development Project Manager of the Development Services Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature

Stacie L. Maxwell

ALL-PURPOSE CERTIFICATE

OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

Signed

Typed Name Hubert Koster

Signed

Typed Name

STATE OF

COUNTY OF San Diego

On January 9, 2002 before me, Sabrina R. Wright (Name of Notary Public) personally appeared Hubert Koster, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



ORIGINAL

011238

PLANNING COMMISSION
RESOLUTION NO. 3201-PC
SITE DEVELOPMENT PERMIT/COASTAL DEVELOPMENT PERMIT
NO. 41-0314 (MMRP)
KOSTER RESIDENCE

WHEREAS, HUBERT KOSTER, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single-family residence and construct a 5,617 gross sq. ft. two-story single-family residence with attached garage with a 1,647 gross sq. ft. basement, swimming pool and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 41-0314, on portions of a 0.91 acre site) and;

WHEREAS, the project site is located at 2734 Bordeaux Avenue in the Single Family (SF) zone, La Jolla Shores Planned District Ordinance, La Jolla Shores Precise Plan, of the La Jolla Community Plan and;

WHEREAS, the project site is legally described as lot 58, La Jolla Highlands, Unit 2, Map 3361, and;

WHEREAS, on November 29, 2001, the Planning Commission of the City of San Diego considered Site Development Permit/Coastal Development Permit for La Jolla Shores Development No. 41-0314 pursuant to the Land Development Code of the City of San Diego;
NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated November 29, 2001.

FINDINGS: COASTAL DEVELOPMENT PERMIT SECTION 126.0708

- A. THE PROPOSED COASTAL DEVELOPMENT WILL NOT ENCROACH UPON ANY EXISTING PHYSICAL ACCEWWSAY THAT IS LEGALLY USED BY THE PUBLIC OR ANY PROPOSED PUBLIC ACCESSWAY IDENTIFIED I A LOCAL COASTAL PROGRAM LAND USE PLAN; AND THE PROPOSED COASTAL DEVELOPMENT WILL ENHANCE AND PROTECT PUBLIC VIEWS TO AND ALONG THE OCEAN AND OTHER SCENIC COASTAL AREAS AS SPECIFIED IN THE LOCAL COASTAL PROGRAM LAND USE PLAN.**

The project proposes to demolish an existing single-family residence and construct a new two-story, 5,617 gross sq. ft. single-family residence (one story from street view), with attached garage over a 1,647 gross sq. ft. basement area within the Single Family (SF) Zone of the La Jolla Shores Planned District (PDO).

The subject property is located within a neighborhood that consist of older and smaller

ORIGINAL

11239

homes located on smaller lots. Some of the homes in the neighborhood have been replaced new and larger residential structures. The majority of the surrounding neighborhood consists of one and two-story single-family residential buildings in a mix of styles. The proposed development is not located on or adjacent to any existing physical accessways legally utilized by the public or any proposed public accessway identified in the adopted La Jolla Shores Local Coastal Program Land Use Plan. Although there is no maximum FAR for single-family structures in the La Jolla Shores Planned District (PDO) and La Jolla Shores Precise Plan, (LJSSPP), this project will result in a FAR of 0.14. Similar single-family zoned (outside the PDO) would allow a FAR of .45 for this size lot.

The Precise Plan contains recommendations to retain and enhance the residential character of the community. A photomontage survey was submitted by the applicant of the immediately adjacent properties that demonstrated that the proposed project would be consistent in architecture, bulk and scale with the surrounding neighborhood.

The project is located adjacent to a Scenic Overlook which is describes as "views from public vantage point overlooking the buildable envelope of private property", as identified in the 1995 Draft La Jolla Community Plan and Local Coastal Program Land Use Plan (Draft LCP Update) and reiterated in the Natural Resources and Open Space Systems Element of the same plan. The Draft LCP Update has not been adopted by the City Council or certified by the California coastal Commission, but is used as a guide for analysis demonstrating that the project will not impact existing views from the public right-of-way. Although the structure will be adjacent to an area identified as a public vantage point, the proposed project would replace a existing one story residential structure with a new structure that will be one story as viewed from the street. As such, no impacts to public viewing opportunities are anticipated.

The proposed home will comply with all of the applicable regulations of the underlying zone including setbacks, coverage, height, parking and landscaping. Therefore, the proposed project will not impact views to and along the ocean and other coastal areas as specified in the LCP.

The building and site improvements proposed on the subject property will not encroach upon any existing physical access way legally utilized by the general public nor any proposed public access way identified in the City's LCP. The portion of the proposed structure fronting on Bordeaux Avenue will appear as one story in structure. The height of the structure will not obstruct views towards the ocean (and other scenic coastal areas) from public vantage points.

The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified that is legally used by the public or any proposed public access way identified in a local coastal program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the

ORIGINAL

011240

LCP.

B. THE PROPOSED COASTAL DEVELOPMENT WILL NOT ADVERSELY AFFECT ENVIRONMENTALLY SENSITIVE LANDS.

Project site is currently developed with an existing residence which will be removed. There are no sensitive habitats on the area of the to be developed site and the project site is outside of the City of San Diego Multi Habitat Planned Area but it is adjacent to Skeleton Canyon, which is a part of the University of California San Diego (UCSD) Ecological Reserve.

The project site is located in the coastal area of San Diego, which was a high potential for archaeological resources. A review of City of San Diego resource maps indicated that the project site is located within a one -mile radius of a number of recorded historical sites. City staff determined through research and review of previous projects located in the surrounding area of the subject property, there have been no positive findings with respect to archaeological resources. However, due to past discoveries of buried cultural materials within one mile of the proposed project, the City of San Diego has required that archaeological/paleontological monitoring be conducted during grading activities. A Mitigated Negative Declaration (MND) has been prepared for the project site. It contains a Mitigation, Monitoring and Reporting Program (MMRP) to reduce potential significant impacts associated with cultural resources (archaeological) to below a level of significance. Biology and Geology resources was considered during review of the project and determined not to be significant.

Based upon the siting of the proposed home, in the previously disturbed portion of the lot, the development will result in the minimum disturbance of the natural terrain and vegetation commensurate with the proposed use of the lot or premises. The grading, excavation and filling will not result in soil erosion, silting of lower slopes, slide damage, flooding problems or excessive cutting or scarring. As such, the development will preserve and enhance the natural environment and the aesthetic qualities of the site and surrounding area.

The portion of that site that will be utilized for the new construction (the easterly area fronting on Bordeaux Avenue) has been graded and improved in accordance with development of the existing single-family home on the site. The remaining westerly portion of the site, which comprises of a west-facing slope, would not be disturbed to accommodate the new construction improvements and therefore, potential impacts to such environmentally sensitive areas/resources would not occur as a result of project implementation. The City's MND concluded (with incorporation of the specific measures incorporated within the project's MMRP via MND 41-0314 that no adverse impacts to archeological, paleontological, or biologically sensitive resources will occur as a result of project implementation.

ORIGINAL

011241

The subject property is located approximately 1200 feet from the public shoreline and therefore, the project will not adversely affect marine resources. The proposed coastal development will not adversely affect environmentally sensitive lands.

C. THE PROPOSED COASTAL DEVELOPMENT IS IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM LAND USE PLAN AND COMPLIES WITH ALL REGULATIONS OF THE CERTIFIED IMPLEMENTATION PROGRAM.

The replacement of the existing single-family residence with a new 5,617 gross sq. ft. single-family residence with attached garage over a 1,647 gross sq. ft. basement area, would occur on a site which is zoned and designated for residential land use in the adopted PDO and Precise Plan. The project is in conformity with the Certified Local Coastal Program Land Use Plan and complies with all regulations of the certified implementing regulations, ordinances, and the other applicable adopted plans and programs. Additionally, the project conforms with the development regulations of the Single Family Zone of the PDO, the Design Manual and the Precise Plan, including coverage, building height, setbacks, landscaping, siting and parking. No variance or deviation is requested or required for project implementation.

D. FOR EVERY COASTAL PERMIT ISSUED FOR ANY COASTAL DEVELOPMENT BETWEEN THE NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL OVERLAY ZONE THE COASTAL DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE CALIFORNIA COASTAL ACT.

The proposal is to demolish the existing single-family residence and replace it with a new two-story (one story at street view), single-family residence and attached garage over basement area. The project site is not located between a public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

FINDINGS; SITE DEVELOPMENT PERMIT - SECTION 126.0504 (B)

A. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.

The project proposes the demolition of a home and to replace it with a new two-story single-family residence (one story as viewed from the street) with attached garage and basement. The project is in conformance with the land use, density, parking, height, and landscaping requirements for this site per the applicable land use plans and policies in effect for the project site per the PDO, Precise Plan, and the La Jolla Community Plan. The project is also consistent with the residential land use designation.

ORIGINAL

011242

B. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

The proposed development is the demolition of a home and its replacement with a new two-story (one-story from street view) single-family residence with attached garage over basement. The permit prepared for this project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the City's Land Development Code in effect for this project. Compliance with Exhibit "A" and permit conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area.

C. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE APPLICABLE REGULATIONS OF THE LAND DEVELOPMENT CODE.

The project consist of the demolition of an existing single-family residence and its replacement with a two-story (one story from street) single family residence with attached garage over basement area. The proposed development will comply with the applicable regulations of the LDC including land use, density, parking, siting, coverage, grading, height limits and landscape requirements. The proposed development is required to obtain Building Permits to show that all construction will comply with all applicable Building and Fire Code requirements. A Mitigated Declaration that contains a Mitigation, Monitoring and Reporting Program to address historical resources has been prepared pursuant to the State California Environmental Quality Act guidelines. As the project is an allowable use for this zone and location, the development will not be detrimental to the public health, safety and welfare of the community it serves.

SUPPLEMENTAL FINDINGS - ENVIRONMENTALLY SENSITIVE LANDS -

A SITE DEVELOPMENT PERMIT REQUIRED IN ACCORDANCE WITH SECTION 143.0110 BECAUSE OF POTENTIAL IMPACTS TO ENVIRONMENTALLY SENSITIVE LANDS MAY BE APPROVED OR CONDITIONALLY APPROVED ONLY IF THE DECISION MAKER MAKES THE FOLLOWING SUPPLEMENTAL FINDINGS IN ADDITION TO THE FINDINGS IN SECTION 126.0504 (A):

A. THE SITE IS PHYSICALLY SUITABLE FOR THE DESIGN AND SITING OF THE PROPOSED DEVELOPMENT AND THE DEVELOPMENT WILL RESULT IN MINIMUM DISTURBANCE TO ENVIRONMENTALLY SENSITIVE LANDS.

The property contains a single family residence at the top of the slope. The site slopes down to the west with a range in elevation from 363 feet to 235 feet above mean sea level. The project proposes to demolish an existing single-family residence and replace it with a new, two-story (one story at street level), and attached garage, over basement area.

ORIGINAL

011243

The proposed project is not within, nor would the proposed development encroach into the Multiple Habitat Planning Area. Therefore, it is consistent with the Multiple Species Conservation Program. No work is proposed in the area containing steep slopes. Therefore, the development will result in minimum disturbance to Environmentally Sensitive Lands.

B. THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATIONS OF NATURAL LAND FORMS AND WILL NOT RESULT IN UNDUE RISK FROM GEOLOGIC AND EROSIONAL FORCES, FLOOD HAZARDS, OR FIRE HAZARDS.

The project is located in Geologic Hazard Zone 53 on the City of San Diego's Seismic Safety Study (variable stability - level or sloping terrain, unfavorable geologic structure, with low to moderate risk factor). As a result, a geotechnical investigation was prepared in order to determine the significance of ground failure and faulting at the subject property. The report concluded that geologic conditions on-site would not preclude the proposed development, provided that recommendations of the report and generally accepted building construction practices are followed. Adherence to the report recommendations to be verified at the building permit stage would ensure avoidance of impacts. Therefore, no significant impacts to geology would occur as a result of the project. The proposed development will minimize the alterations of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

C. THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS ON ANY ADJACENT ENVIRONMENTALLY SENSITIVE LANDS.

The project, consisting of the demolition of an existing single-family residence (one-story at street view) and its replacement with a new two-story single family residence and attached garage over basement area is not proposing to encroach into the Multiple Habitat Planning Area and is, therefore, consistent with the Multiple Species Conservation Program. Therefore, proposed development has been sited and designed to prevent adverse impacts on the adjacent Environmentally Sensitive Lands.

D. THE PROPOSED DEVELOPMENT WILL BE CONSISTENT WITH THE CITY OF SAN DIEGO'S MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP) SUBAREA PLAN.

The project, consisting of the demolition of the existing residence and its replacement with a new home will not encroach into the Multiple Habitat Planning Area and is, therefore, consistent with the Multiple Species Conservation Program. The proposed development will be consistent with the City of San Diego's Subarea Plan.

ORIGINAL

011244

E. THE PROPOSED DEVELOPMENT WILL NOT CONTRIBUTE TO THE EROSION OF PUBLIC BEACHES OR ADVERSELY IMPACT LOCAL SHORELINE SAND SUPPLY.

The subject site is approximately 1,200 feet from the Pacific Ocean. Pursuant to conditions placed on the permit, this project would not contribute to erosion of public beaches or adversely impact local shoreline sand supply. All roof drains including the patio, deck and first floor areas would be collected and pumped into the existing street drainage system at Bordeaux Avenue via sump pump while the site surface run-off would be collected through the proposed graded swale and dissipated into the non-steep hillside area using a dissipator. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline and sand supply.

F. THE NATURE AND EXTENT OF MITIGATION REQUIRED AS A CONDITION OF THE PERMIT IS REASONABLY RELATED TO, AND CALCULATED TO ALLEVIATE, NEGATIVE IMPACTS CREATED BY THE PROPOSED DEVELOPMENT.

Environmental Mitigation Negative Declaration No. 4100314, has been prepared for the project. It contains a Mitigation, Monitoring and Reporting (MMRP) to address the potential for archaeology/paleontological impacts. To address potential archaeological/paleontological impacts, the MMRP requires that archaeological/paleontological monitoring occur during grading activities.

It was determined during the environmental initial study that the project site is located in Geologic Hazard Zone 53 (level or sloping terrain, unfavorable geologic structure, with low to moderate risk factor). A geotechnical investigation was prepared in order to determine the significance of ground failure and faulting at the subject property. It was concluded that the geologic conditions on-site would not preclude the proposed development, provided that recommendations of the report and generally accepted building construction practices are followed. Therefore, no significant impacts to geology would occur as a result of the project. Staff determined that if the recommendations presented are implemented during site preparation, the site would be suitable for the proposed structure and improvements. Adherence to the report recommendations will be verified at the building permit stage, to ensure avoidance of impacts and there, no militations would be required.

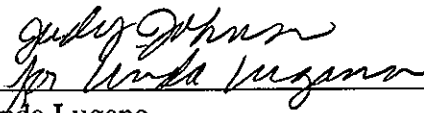
ORIGINAL

11245

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit/Site Development Permit No. 41-0314, is hereby GRANTED by the Planning commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in permit No. 41-0314, a copy of which is attached hereto and made a part hereof.



Judy Johnson
Development Project Manager
Development Services



Linda Lugano
Legislative Recorder to the
Planning Commission

Adopted on: November 29, 2001

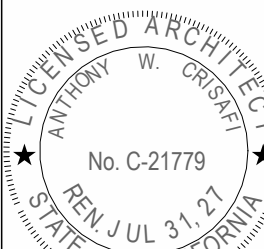
C:\MyFiles\JEB\410314\pcreso.frm
11/13/01wct

ORIGINAL

BORDEAUX AVE

CDP/SDP SET

ISLAND ARCHITECTS
TONY CRISAFI, LISA KRIEDEMAN, R.A.
10111 HERSHEL AVENUE
LA JOLLA, CA 92037
TEL: 858-459-9291



Copyright Island Architects 2019

JOB #:
DRAWN BY: PV
PROJ. MGR: HD

DATE: ISSUE
03/14/23 1-CDP SUBMITTAL
05/20/24 2-CDP SUBMITTAL
12/10/24 3-CDP SUBMITTAL
02/27/25 4-CDP SUBMITTAL
09/12/25 5-CDP SUBMITTAL
12/19/25 6-CDP SUBMITTAL

REVISIONS

DESCRIPTION DATE

BORDEAUX AVENUE
2734 Bordeaux Ave., La Jolla, CA 92037

T1

TITLE SHEET CDP

12/19/25

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST

SDP/CDP FOR:

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.

2. STREET ADDRESS

2734 BORDEAUX AVE, LA JOLLA, CA 92037

(Check one) ☐ N ☐ N ☐ S ☐ E ☐ W
Between _____ and _____

3. SITE AREA

Total Site Area (gross): _____ 0.91 _____ Ac. _____ 39,677.10 SQ. FT. Sq. Ft.

Net Site Area _____ Ac. _____ Sq. Ft.

(Net site area includes required streets and public dedications)

4. COVERAGE DATA

Total Building Area (ground floor): _____ .12 _____ Ac. _____ 5,068 SQ. FT.

Total Landscape/Open Space Area: _____ .70 _____ Ac. _____ 30,582.1 SQ. FT.

Total Hardscape/Paved Area: _____ .09 _____ Ac. _____ 4,027 SQ. FT.

Allowed Floor Area Ratio (FAR) _____ .45 _____ Allowable Gross Floor Area (GFA) _____ Sq. Ft.

Proposed Floor Area Ratio (FAR) _____ .165 _____ Proposed Gross Floor Area (GFA) _____ Sq. Ft.

5. DENSITY (Residential)

Maximum no. dwelling units allowed per zone: _____ 1 _____

Number of existing units to remain on site: _____ 1 _____

Number of proposed dwelling units on site: _____ ADU PROPOSED _____

Total number of units provided on the site: _____ 1 _____

6. YARD/SETBACK

Street Yard: Required _____ N/A _____ Ft. Proposed _____ 5'-0" - EXISTING TO REMAIN _____ Ft.

Street Side Yard: Required _____ N/A _____ Ft. Proposed _____ N/A _____ Ft.

Interior Yard(s): Required _____ N/A _____ Ft. Proposed _____ 5'-0" - EXISTING TO REMAIN _____ Ft.

Rear Yard: Required _____ N/A _____ Ft. Proposed _____ N/A _____ Ft.

City Approved Setback from Coastal Sea Cliff/ Bluff Face

Setback from MAIN HOUSE Required _____ N/A _____ Ft. Proposed _____ N/A _____ Ft.

7. PARKING

Parking Criteria: ☒ Residential

(Check one) ☐ Commercial

☐ Industrial

☐ Mixed Use

☐ Other _____

Total number of spaces required by zone _____ 2 _____

Total number of spaces provided on-site _____ 2 _____ spaces

Commercial Development: One space per _____ N/A _____ Sq. Ft. GFA = _____ N/A _____ spaces

NOTE:
THE MINIMUM PARKING
REQUIREMENTS PER
SDMC TABLE 142-05B

SINGLE FAMILY UNIT (EXISTING):
2 SPACES/ UNIT

PARCEL INFORMATION

Base Zone: LUSP-SF

Overlays (check all that apply):

☐ Airport Influence Area (AIA)

Planned District (if Applicable): LA JOLLA SHORES

Environmentally Sensitive Lands: Does the project site contain or is it adjacent to any site that contains any of the following Environmentally Sensitive Lands as identified in Municipal Code Section 113.0103?

☒ Yes ☐ No Sensitive Biologic Resources ☐ Yes ☒ No Sensitive Coastal Bluffs

☒ Yes ☐ No Steep Hillside ☐ Yes ☒ No 100-Year Floodplain

☐ Yes ☒ No Coastal Beaches

Historic District: ☐ Yes ☒ No (If Yes) Name: _____

Designated Historic ☐ Yes ☒ No

Geologic Hazard Categories: _____ 53 _____ Earthquake Fault Buffer? ☐ Yes ☒ No

Airports:

FAA Part 77 Notification Area: ☒ Yes ☒ No (If Yes, see Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process)

LOW INCOME HOUSING

NUMBER OF LOW INCOME HOUSING UNITS ON SITE IN THE PREVIOUS 5 YEARS = 0

CERTIFICATION STATEMENT

THE FOLLOWING CERTIFICATION STATEMENT MUST APPEAR ON THE FIRST SHEET OF THE PLANS OR AS AN ATTACHMENT AND MUST BE SIGNED.

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

- I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT.
- I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS OR RESULT IN A CHANGE IN FEE/DEPOSIT REQUIREMENTS.
- CERTIFYING SUBMITTALS FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW IS A PRIVILEGE AND REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS.
- SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE DENIAL OF FUTURE SUBMITTALS BY CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW.
- IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED.
- THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4, AND/OR SECTION 6 FOR REZONES.

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

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

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: EDWARD SUTTON

SIGNATURE: Edward Sutton DATE: 02/15/2023

SCOPE OF WORK

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.

PROJECT INFORMATION

OWNER	GROSS SITE AREA	APPROVALS
ATC VENTURES LLC	39,677.10 SQ. FT.	CDP/SDP No. 41-0314
SITE ADDRESS	PARKING REQUIREMENTS	OCCUPANCY
2734 BORDEAUX AVE, LA JOLLA, CA 92037	2	R-3
A.P.N.	YEAR BUILT	
344-100-0300	2005	
ZONE	ADU STRUCTURE HEIGHT	
LUSP-SF	18'-6"	
LEGAL DESCRIPTION	PROPOSED NUMBER OF STORIES	
LOT #58 OF LA JOLLA HIGHLANDS UNIT No. 2 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THRESEET No. 5381 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO JANUARY 27, 1956	1 STORY OVER BASEMENT	

FAR CALCULATIONS

LOCATION	COUNTABLE TO GFA	NOT COUNTABLE TO GFA	TOTAL
LOWER LEVEL - EX. LIVING AREA	1723 SF	(BURRIED BASEMENT) 1667 SF	3390 SF
MAIN LEVEL - EX. LIVING AREA	3730 SF	0 SF	3730 SF
ADU - STUDY & BEDROOM - PROP. LIVING AREA	874 SF	0 SF	874 SF
ADU - KITCHEN & LIVING - PROP. LIVING AREA	236.5 SF	(BURRIED BASEMENT) 481.5 SF	718 SF

LOCATION	COUNTABLE SQUARE FEET	FAR
PRIMARY DWELLING	5,453.0 SF	.137
ADU	1,110.5 SF	.028

PROPOSED DEVELOPMENT RATIOS

BUILDING FOOTPRINT	5,068 SQ. FT.	13 %
LANDSCAPE RATIO	30,582.1 SQ. FT.	77 %
HARDSCAPE RATIO	4,027 SQ. FT.	10 %
LOT TOTAL:		100%

DRAWING INDEX

COASTAL DEVELOPMENT PERMIT SHEET LIST		COASTAL DEVELOPMENT PERMIT SHEET LIST	
DWG#	DRAWING TITLE	DWG#	DRAWING TITLE
TITLE SHEETS			
T1	TITLE SHEET CDP	A1.1	SITE PLAN
CIVIL		A1.1a	SITE DIAGRAMS
C-1	TOPOGRAPHIC SURVEY MAP 1	A1.2	SITE SECTION
C-2	TOPOGRAPHIC SURVEY MAP 2	A2.0	ADU FLOOR PLAN
C100	TITLE & NOTES	A2.1	ADU FLOOR PLAN
C200	CONCEPTUAL GRADING PLAN	A2.3	ROOF PLAN
LANDSCAPE			
L1.1	HYDROZONE PLAN	A4.1	EXTERIOR ELEVATIONS
L1.2	BRUSH MANAGMENT/ LANDSCAPE PLAN	A4.2	EXTERIOR ELEVATIONS
L1.3	BRUSH MANAGMENT NOTES	A5.1	BUILDING SECTIONS
L1.4	LANDSCAPE PLAN - ROOF GARDEN		

CITY STANDARD TITLE BLOCK

Prepared By:

Name: Island Architects

Revision 08: _____

Contact: PATRICK VERCIO

Revision 07: _____

7626 Herschel Avenue

Revision 06: _____

La Jolla, CA 92037

Revision 05: 12/19/25

Phone: (858) 459-9291

Revision 04: 09/12/25

Street Address: 2734 Bordeaux Ave., La Jolla, CA 92037

Revision 03: 02/27/25

Project Name: BORDEAUX AVENUE

Revision 02: 12/10/24

Project Name: BORDEAUX AVENUE

Revision 01: 05/20/24

Original Date: 03/14/23

Sheet Title: TITLE SHEET CDP

Sheet: 1 of 18

DEP#: _____

PLAN ANALYSIS

TYPE OF CONSTRUCTION

TYPE VB

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

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

THIS PROJECT SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24), WHICH ADOPTS THE 2021IBC, 2021 IRC, 2021 UPC, 2021 UMC, 2020 NEC, 2021 IFC AND IBC

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 NS)

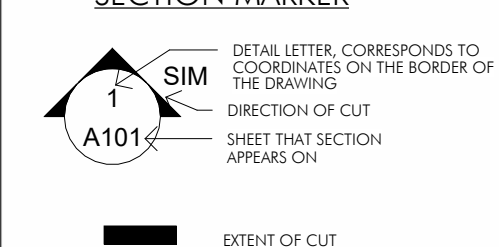
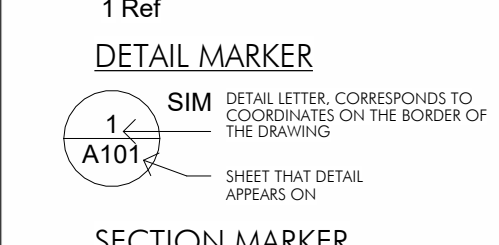
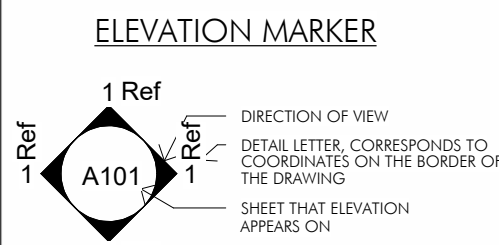
ALL REQ. PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO

VICINITY MAP



SYMBOLS AND LEGEND



EXTENT OF CUT

WINDOW TYPE INDICATOR

WINDOW TYPE NUMBER

DOOR TYPE INDICATOR

DOOR TYPE NUMBER

MATCH LINE/DATUM POINT

DATUM POINT

OTHER

GLASS

PLYWOOD

CONT. WOOD BKLG. BKLG. BETWEEN MEMBERS

GRAVEL OR AGGREGATE BASE COURSE (ABC)

INSULATION (BATT OR BLANKET)

INSULATION (RIGID)

METAL

PLASTER OR GYPSUM (AS NOTED)

TILE (GLAZED/LANGAZED OR PAVED)

WALLS

EXISTING WALL TO REMAIN

2 X 6 STUD WALL U.N.O.

CONCRETE

STEEL STUD WALLS

REVISION INDICATOR

REVISION NUMBER

REVISION

CONSULTANTS

ARCHITECTS

TONY CRISAFI, LISA KRIEDEMAN
ISLAND ARCHITECTS
7626 HERSHEL AVENUE
LA JOLLA, CALIFORNIA 92037
PH. (858) 459-9291
FAX (858) 456-0351
PROJECT MANAGER: HALEY DUKE

BIOLOGIST

ATHENA CONSULTING
P.O. BOX 19714
SAN DIEGO, CA 92119
PH. (619) 889-6470
CONTACT: CATHERINE MACGREGOR

SURVEYOR

PASCO LARET SUITER & ASSOCIATES
119 ABERDEEN DRIVE
CARDIFF BY THE SEA, CA 92007
PH. (858) 259-8212
CONTACT: GARY MELLOM

GEOTECHNICAL ENGINEER

GEOTECHNICAL EXPLORATION, INC.
7420 TRADE ST.
SAN DIEGO, CA 92121
PH. (858) 549-7222
CONTACT: HECTOR ESTRELLA

CIVIL ENGINEER

SON ENGINEERING
P.O. BOX 1707
ALPINE, CA 91903
PH. (619) 770-9339
CONTACT: SON NGUYEN

LANDSCAPE ARCHITECT

FUERTE ASSOCIATES LANDSCAPE ARCHITECTURE
2220 OTAY LAKES RD., STE 502 #748
CHULA VISTA, CA 91915
PH. (858) 910-3576
CONTACT: GAIL ZERBE

TOPOGRAPHIC SURVEY MAP -- 2734 BORDEAUX AVE.

SHEET 1 OF 2
JN 3967

REFERENCES

R1 - MAP 3161
R2 - CR 19945

FOUND MONUMENTS

- 1 FOUND LEAD & DISK "RE 8195" PER CR 48776
- 2 FOUND LEAD & DISK "RCE 9822" PER CR 48776
- 3 FOUND LEAD & DISK "LS 2717" PER CR 19945, CR 48776
- 4 FOUND LEAD & DISK "LS 2717" PER CR 48776
- 5 FOUND LEAD & DISK "RE 8195" ACCEPTED AS 7.00' O/S PER MAP 3361

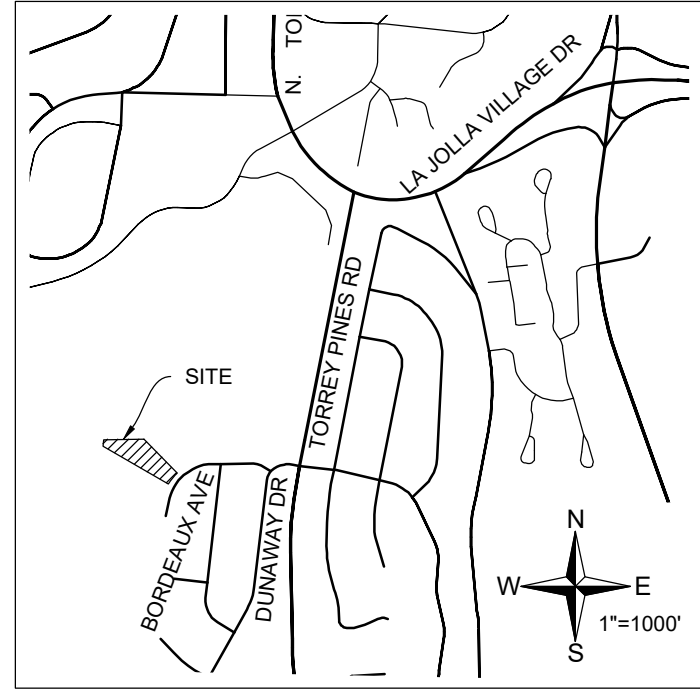
EASEMENTS OF RECORD

- TITLE NO.: 73722002605-PM
- 1 30' BRIDLE PATH EASEMENT AS SHOWN ON MAP NO. 3361
 - 2 4' UNNAMED EASEMENT AS SHOWN ON MAP NO. 3361.
- COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JANUARY 30, 1956, IN BOOK 5958, PAGE 86, OF OFFICIAL RECORDS; MODIFIED DECEMBER 16, 1994, DOCUMENT NO. 1994-0716629, OF OFFICIAL RECORDS
- 4 THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, RECORDED MAY 30, 1956, IN BOOK 6040, PAGE 160, OF OFFICIAL RECORDS
 - 5 THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, RECORDED MAY 25, 1956, IN BOOK 6115, PAGE 570, OF OFFICIAL RECORDS
- SITE DEVELOPMENT PERMIT/COASTAL DEVELOPMENT PERMIT/LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 41-0314 KOSTER RESIDENCE PLANNING COMMISSION (MMRP), RECORDED FEBRUARY 7, 2002, DOCUMENT NO. 2002-0108331, OF OFFICIAL RECORDS.
- 7 EMRA, RECORDED MAY 31, 2002, DOCUMENT NO. 2002-0463848, OF OFFICIAL RECORDS

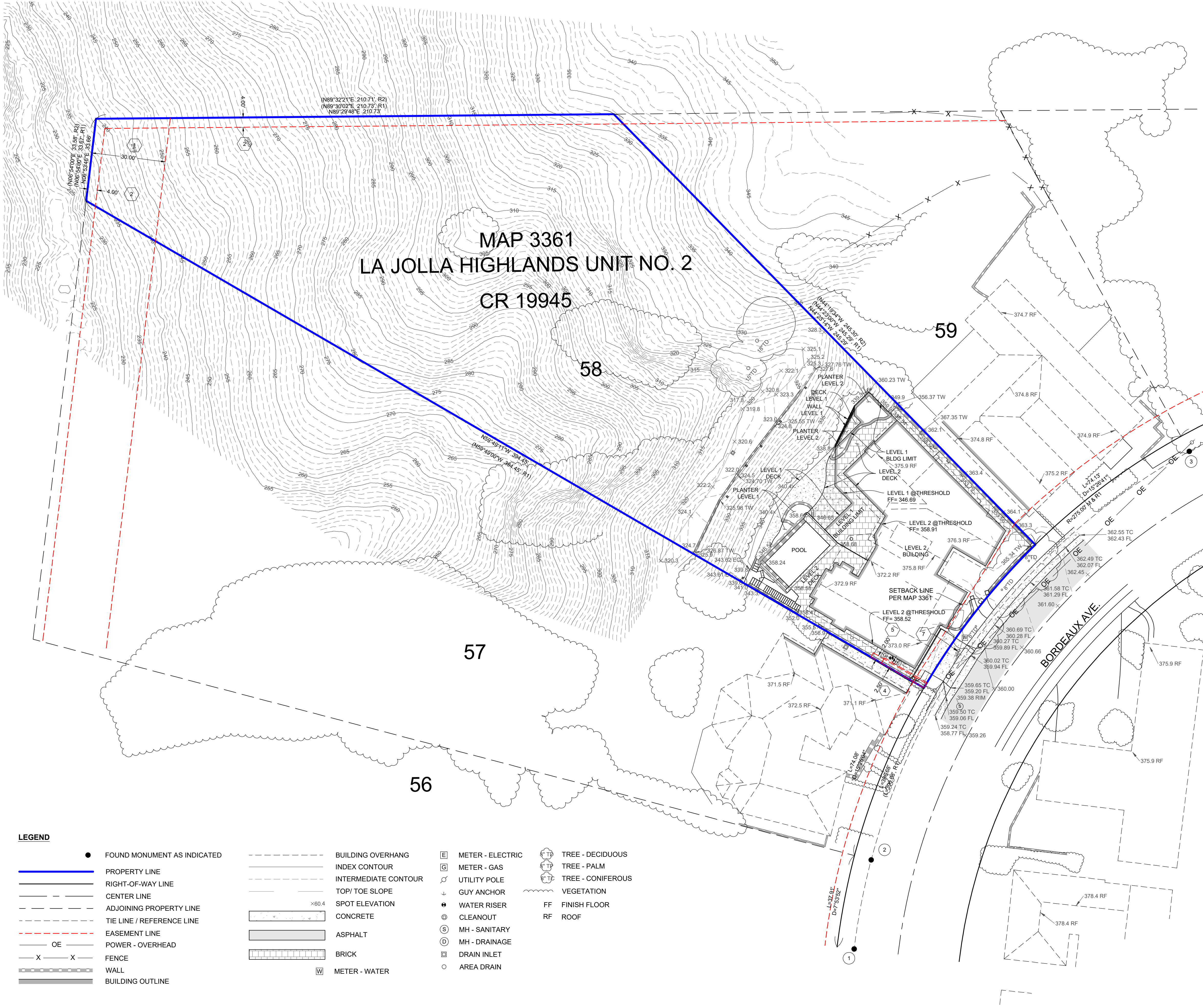
CURVE TABLE

C1 L=74.07' R=275.00' D=15°25'57"
(L=74.07' R=275.00' D=15°26', R1)
(L=74.05' R=275.00' D=15°25'44", R2)

VICINITY MAP



PASCO LARET SUITER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plsaengineering.com



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT ON 11/23/2022.

Gary D. Mellom 2/21/2023
GARY D. MELLOM, PLS 8537 DATE



PROJECT INFORMATION

CLIENT: ATC VENTURES LLC
ADDRESS: 2734 BORDEAUX AVE., LA JOLLA, CA, 92037
APN: 344-100-03

SURVEY NOTES

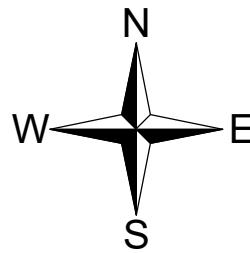
- THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL(S) SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY. FULL PROCEDURE OF SURVEY NOT SHOWN HEREON.
- THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 1983 (CCS83), ZONE 6, 2017.5 EPOCH, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON 03/17/2020 AT POINTS A & B SHOWN HEREON. POINTS A & B WERE ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) S105 AND P472 DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY. BEARING A - B: N 68°53'57" E
- ELEVATIONS SHOWN HEREON ARE BASED ON FOUND BRASS PLUG ON THE TOP OF CURB AT THE SOUTHWEST RETURN OF BORDEAUX AVE AND GLENWICK LANE PER CITY OF SAN DIEGO VERTICAL BENCH BOOK ON SHEET 101. EL= 379.954' (MSL)
- THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- TITLE COMMITMENT PROVIDED BY CHICAGO TITLE COMPANY AS ORDER NO. 73722002605-PM, DATED MARCH 24, 2022.
- AERIAL MAPPING FLOWN 11/23/2022, PROVIDED BY PASCO LARET SUITER & ASSOCIATES.
- ACCURACIES OF ± 0.3' CAN BE EXPECTED AS IT RELATES TO THE TOPOGRAPHICAL INFORMATION GENERATED FROM THE DIGITAL TERRAIN MODELING (DTM) INFORMATION.
- GROUND TOTAL STATION SURVEY DATA WAS SUPPLEMENTED AS SHOWN HEREON BY LIDAR POINT CLOUD DATA (3'X3' GRID) SUPPLIED BY NATIONAL OCEANIC ATMOSPHERIC ADMINISTRATION (NOAA) DATA COLLECTED IN 2014. DATA WAS PUBLISHED ON NAD 83 (EPOCH 2011.00) AND TRANSLATED TO COINCIDE WITH BASIS OF BEARINGS AS SHOWN HEREON.

ABBREVIATED LEGAL DESCRIPTION

LOT 58 OF LA JOLLA HIGHLANDS UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.3361, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 27, 1956.
(MORE FULLY DESCRIBED IN GRANT DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2022-0303518, O.R.)

LEGEND

- | | | | |
|-------------------------------|--------------------------|----------------------|-----------------------|
| ● FOUND MONUMENT AS INDICATED | --- BUILDING OVERHANG | [E] METER - ELECTRIC | [T] TREE - DECIDUOUS |
| --- PROPERTY LINE | --- INDEX CONTOUR | [G] METER - GAS | [P] TREE - PALM |
| --- RIGHT-OF-WAY LINE | --- INTERMEDIATE CONTOUR | ○ UTILITY POLE | [C] TREE - CONIFEROUS |
| --- CENTER LINE | --- TOP/TOE SLOPE | ⊥ GUY ANCHOR | --- VEGETATION |
| --- ADJOINING PROPERTY LINE | --- SPOT ELEVATION | ⬆ WATER RISER | FF FINISH FLOOR |
| --- TIE LINE / REFERENCE LINE | --- CONCRETE | ⊕ CLEANOUT | RF ROOF |
| --- EASEMENT LINE | --- ASPHALT | [S] MH - SANITARY | |
| --- POWER - OVERHEAD | --- BRICK | [D] MH - DRAINAGE | |
| --- FENCE | --- METER - WATER | [I] DRAIN INLET | |
| --- WALL | | ○ AREA DRAIN | |
| --- BUILDING OUTLINE | | | |



SCALE: 1" = 20'
0 20 40 60

TOPOGRAPHIC SURVEY MAP -- 2734 BORDEAUX AVE.

REFERENCES

R1 - MAP 3161
R2 - CR 19945

FOUND MONUMENTS

- 1 FOUND LEAD & DISK "RE 8195" PER CR 48776
- 2 FOUND LEAD & DISK "RCE 9822" PER CR 48776
- 3 FOUND LEAD & DISK "LS 2717" PER CR 19945, CR 48776
- 4 FOUND LEAD & DISK "LS 2717" PER CR 48776
- 5 FOUND LEAD & DISK "RE 8195" ACCEPTED AS 7.00' O/S PER MAP 3361

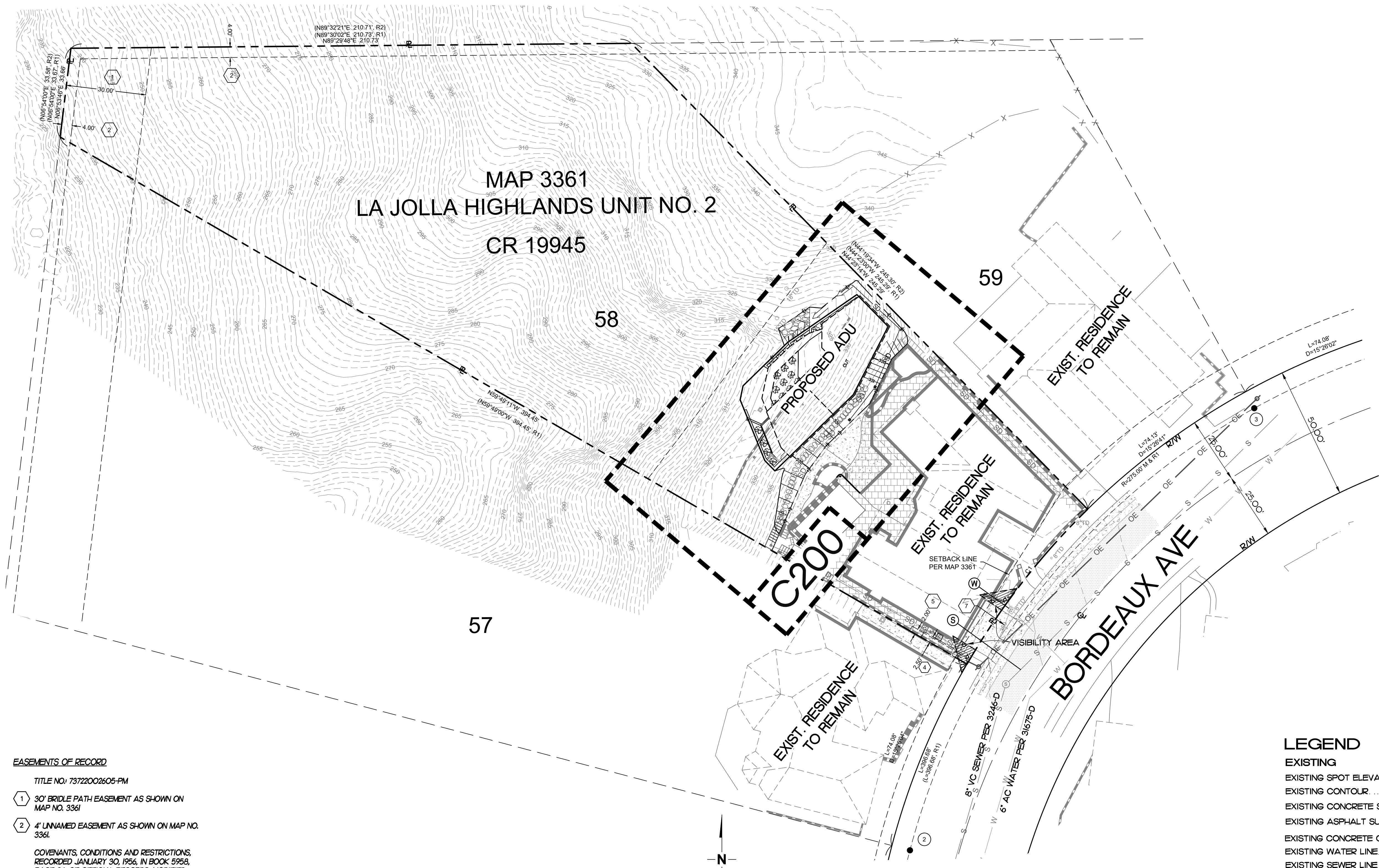
EASEMENTS OF RECORD

- TITLE NO.: 73722002605-PM
- 1 30' BRIDLE PATH EASEMENT AS SHOWN ON MAP NO. 3361
 - 2 4' UNNAMED EASEMENT AS SHOWN ON MAP NO. 3361.
- COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JANUARY 30, 1956, IN BOOK 5958, PAGE 86, OF OFFICIAL RECORDS; MODIFIED DECEMBER 16, 1994, DOCUMENT NO. 1994-0716629, OF OFFICIAL RECORDS
- 4 THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, RECORDED MAY 30, 1956, IN BOOK 6040, PAGE 160, OF OFFICIAL RECORDS
 - 5 THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, RECORDED MAY 25, 1956, IN BOOK 6115, PAGE 570, OF OFFICIAL RECORDS
- SITE DEVELOPMENT PERMIT/COASTAL DEVELOPMENT PERMIT/LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 41-0314 KOSTER RESIDENCE PLANNING COMMISSION (MMRP), RECORDED FEBRUARY 7, 2002, DOCUMENT NO. 2002-0108331, OF OFFICIAL RECORDS.
- 7 EMRA, RECORDED MAY 31, 2002, DOCUMENT NO. 2002-0463848, OF OFFICIAL RECORDS

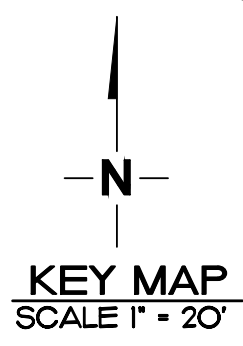
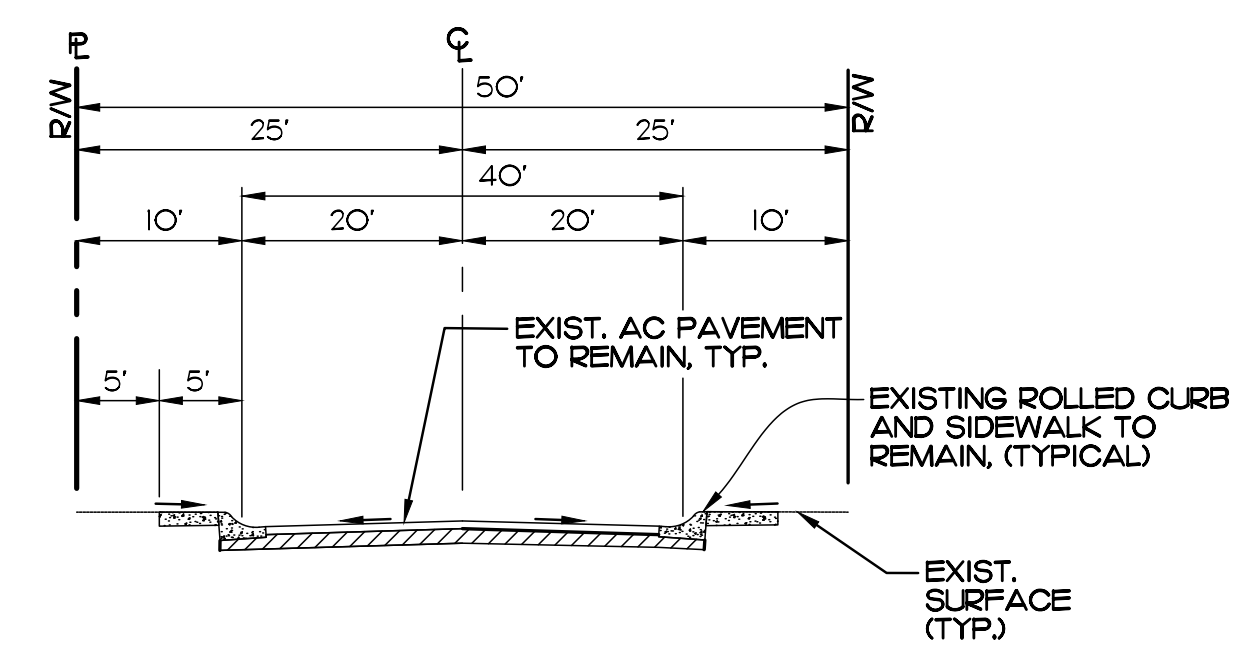


LEGEND

- FOUND MONUMENT AS INDICATED
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- ADJOINING PROPERTY LINE
- TIE LINE / REFERENCE LINE
- - - EASEMENT LINE



- EASEMENTS OF RECORD**
- TITLE NO.: 73722002605-PM
- 1 30' BRIDLE PATH EASEMENT AS SHOWN ON MAP NO. 3361
- 2 4' UNNAMED EASEMENT AS SHOWN ON MAP NO. 3361
- COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JANUARY 30, 1956, IN BOOK 5958, PAGE 86, OF OFFICIAL RECORDS, MODIFIED DECEMBER 16, 1994, DOCUMENT NO. 1994-0716629, OF OFFICIAL RECORDS
- 4 THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, RECORDED MAY 30, 1956, IN BOOK 6040, PAGE 160, OF OFFICIAL RECORDS
- 5 THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS PURPOSES, RECORDED MAY 25, 1956, IN BOOK 6115, PAGE 570, OF OFFICIAL RECORDS
- SITE DEVELOPMENT PERMIT/COASTAL DEVELOPMENT PERMIT/LA JOLLA SHORES PLANNED DISTRICT PERMIT NO. 41-0314 KOSTER RESIDENCE PLANNING COMMISSION (MMRP), RECORDED FEBRUARY 7, 2002, DOCUMENT NO. 2002-0108331, OF OFFICIAL RECORDS
- 7 EMRA, RECORDED MAY 31, 2002, DOCUMENT NO. 2002-0463848, OF OFFICIAL RECORDS



GRADING TABULATIONS:

TOTAL PROJECT BOUNDARY SITE AREA:	39,675 SF. (0.91 AC.)
ON-SITE AREA TO BE GRADED:	2,657 SF. (0.06 AC.)
OFF-SITE AREA TO BE GRADED:	0 SF.
PERCENT OF TOTAL ON-SITE TO BE GRADED:	7%
TOTAL SOIL DISTURBED AREA:	2,657 SF. (0.06 AC.)
TOTAL AREA TO BE GRADED:	2,657 SF. (0.06 AC.)
EXISTING IMPERVIOUS SURFACE:	7,385 SF. (0.17 AC.)
PROPOSED NEW & REPLACED IMPERVIOUS SURFACE:	1,750 SF. (0.04 AC.)
AMOUNT OF CUT:	270 C.Y.
AMOUNT OF FILL:	0 C.Y.
AMOUNT OF IMPORT MATERIAL:	0 C.Y.
AMOUNT OF EXPORT MATERIAL:	270 C.Y.
MAXIMUM HEIGHT OF FILL SLOPES:	0' (21 MAX.)
MAXIMUM HEIGHT OF CUT SLOPES:	10' (21 MAX.)
RETAINING / CRIB WALLS:	LENGTH: 0' MAX. HEIGHT: 0'

LEGEND

EXISTING	
EXISTING SPOT ELEVATION	346.5
EXISTING CONTOUR	335
EXISTING CONCRETE SURFACE	
EXISTING ASPHALT SURFACE	
EXISTING CONCRETE CURB AND GUTTER	
EXISTING WATER LINE	W
EXISTING SEWER LINE	S
EXISTING OVERHEAD UTILITIES	OE
EXISTING WOOD FENCE	
EXISTING TREE	
PROPERTY BOUNDARY	
LIMIT OF GRADING	
PROPOSED SPOT ELEVATION	340.0
PROPOSED CONTOUR	335
PROPOSED CONC. PAVEMENT	
EXISTING RETAINING WALL	
PROPOSED BUILDING RETAINING WALL	
EXISTING SEWER LATERAL	S
EXISTING WATER SERVICE	W
DIRECTION OF DRAINAGE	
PROPOSED PVT. CATCH BASIN	
PROPOSED PVT. STORM DRAIN	SD
PROPOSED PVT. ROCK RIP RAP	
PROPOSED DRAINAGE DITCH	

PROJECT ADDRESS:
2734 BORDEAUX AVENUE
LA JOLLA, CA 92037

A.P.N.:
344-100-03-00

TOPOGRAPHIC SOURCE:
PASCO LARET SUITER & ASSOCIATES
119 ABERDEEN DRIVE
CARDIFF, CA 92007
(858) 259-8212
FEBRUARY 21, 2023

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON FOUND BRASS PLUS ON THE TOP OF CURB AT THE SOUTHWEST RETURN OF BORDEAUX AVE AND GLENWICK LANE PER CITY OF SAN DIEGO VERTICAL BENCH BOOK ON SHEET 101.
EL. 379.954' (MSL)

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 1983 (CCS83), ZONE 6, 2011.5 EPOCH, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON 03/17/2020 AT POINTS A & B SHOWN HEREON. POINTS A & B WERE ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) S105 AND P472 DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY. BEARING A - B N 68°53'57" E

LEGAL DESCRIPTION:
LOT 58 OF LA JOLLA HIGHLANDS UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.3361, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 27, 1956.
(MORE FULLY DESCRIBED IN GRANT DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2022-0303516, OR).

- FOUND MONUMENTS**
- 1 FOUND LEAD & DISK "RE 8195" PER CR 48776
- 2 FOUND LEAD & DISK "RCE 9822" PER CR 48776
- 3 FOUND LEAD & DISK "LS 2717" PER CR 19945, CR 48776
- 4 FOUND LEAD & DISK "LS 2717" PER CR 48776
- 5 FOUND LEAD & DISK "RE 8195" ACCEPTED AS 7.00' O/S PER MAP 3361

VISIBILITY AREA NOTE:
NO OBSTRUCTIONS INCLUDING LANDSCAPING OR SOLID WALL IN THE VISIBILITY AREA SHALL EXCEED 3-FEET IN HEIGHT.

EMRA NOTES:

1. SEE EMRA DOC. NO. 2002-0463848 FOR THE EXISTING NON-STANDARD DRIVEWAY, SIDEWALK UNDERDRAIN, LANDSCAPE AND IRRIGATION.

2. A NEW EMRA IS PROPOSED FOR THE EXISTING ROLLED CURB.

ATTACHMENT 12
ENGINEER OF WORK

SON-Engineering
civil engineers
P.O. BOX 1707, ALPINE, CA 91903
(619) 770-9339, son@soncivil.com

Sam P. Nguyen 12/17/25
SON P. NGUYEN R.C.E. 86249
EXPIRES 03-31-27



STAMP

BORDEAUX AVENUE ADU

2734 Bordeaux Avenue, La Jolla, CA 92037

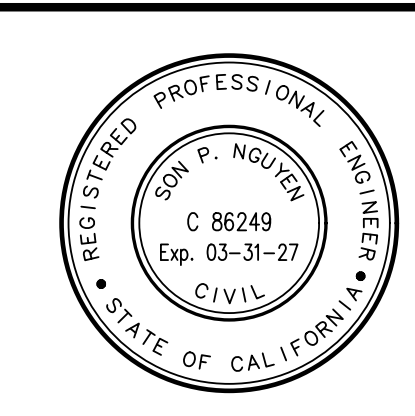
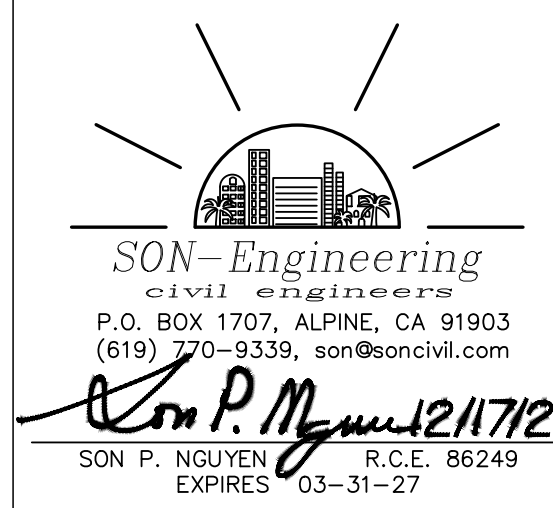
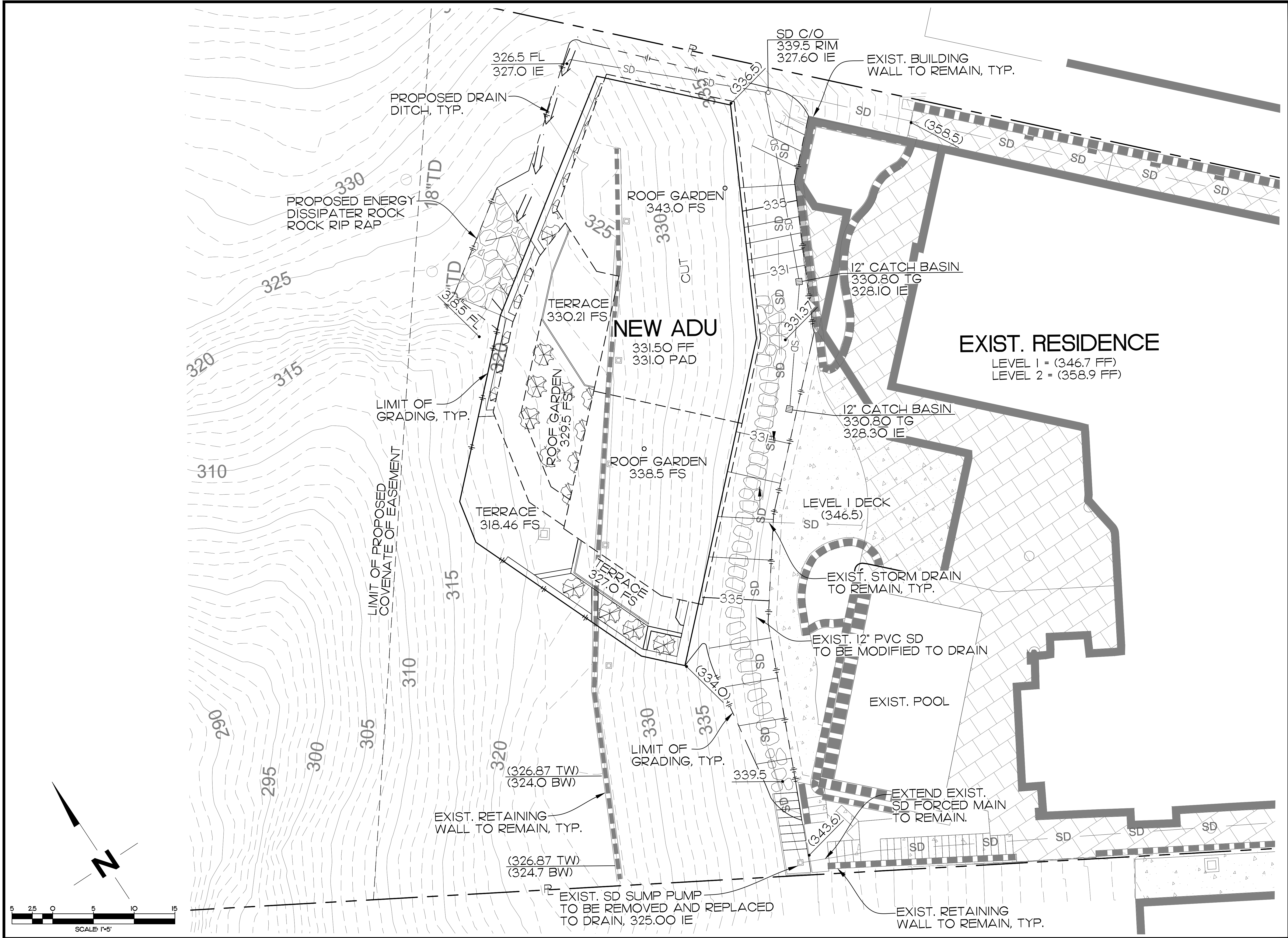
REVISIONS

NO.	DESCRIPTION	DATE
01	REVIEW CYCLE	10/17/2024
02	REVIEW CYCLE	12/03/2024
03	REVIEW CYCLE	2/19/2025
04	REVIEW CYCLE	9/3/2025
05	REVIEW CYCLE	12/17/2025

SHEET NAME

TITLE & NOTES

PROJECT NO.	SON2404-04
DATE:	25 APRIL, 2024
DRAWN BY:	SON
CHECKED BY:	SON
SHEET NUMBER	



STAMP

BORDEAUX AVENUE ADU

2734 Bordeaux Avenue, La Jolla, CA 92037

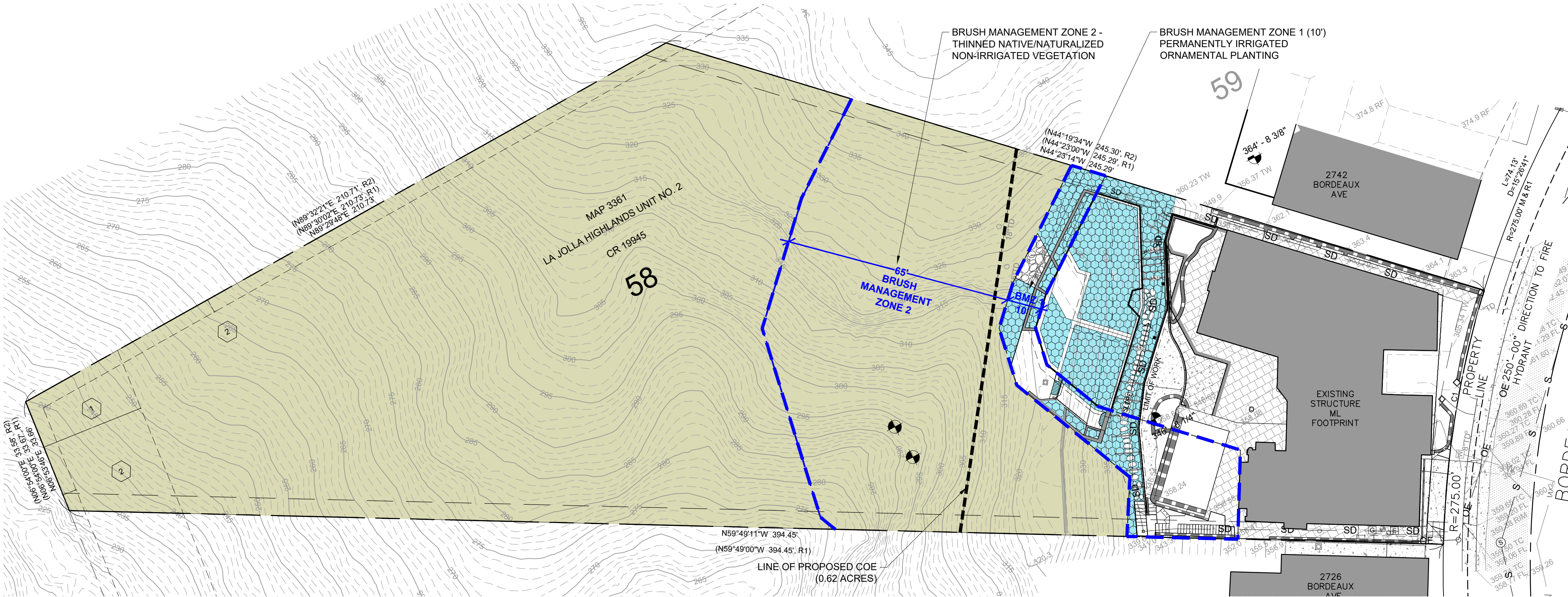
REVISIONS		
NO.	DESCRIPTION	DATE
01	REVIEW CYCLE	10/17/2024
02	REVIEW CYCLE	12/03/2024
03	REVIEW CYCLE	2/19/2025
04	REVIEW CYCLE	9/3/2025
05	REVIEW CYCLE	12/17/2025

SHEET NAME

**CONCEPTUAL
GRADING PLAN**

PROJECT NO.	SON2404-04
DATE:	25 APRIL, 2024
DRAWN BY:	SON
CHECKED BY:	SON
SHEET NUMBER	

C200



HYDROZONE PLAN

SCALE: 1" = 20'-0"

City of San Diego Water Budget Calculations

Project: 2734 BORDEAUX AVENUE
Date: 12/15/2025

1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA) WATER BUDGET CALCULATION

Residential MAWA=[(Eto)(0.62)]/[(0.55)(LA) + (0.45)(SLA)]

Controller							Result in Gallons per Year
No.	Eto	(0.62)	PF	LA	PF	SLA	
NA	40	0.62	0.55	2,131.00	0.45	0	29,067
				Total MAWA gallons per year:			29,067

2. SYSTEM CONTROLLER INFORMATION TABLE

Controller No.	Hydrozone No.	Valve Circuit	Plant Factor (PF)	Hydozone Area in s.f. (HA)	Irrigation Method	Irrigation Efficiency (IE)	% Total Landscape Area
1	1	NA	0.3	2,119.00	DRIP	0.81	0.99
1	2	NA	1	12.00	WF	1	0.01
				2,131.00	S.F.		100%

3. ESTIMATED TOTAL WATER USE (ETWU) CALCULATIONS

ETWU=[(Eto)(0.62)]/[(PF X HA) / IE + SLA]

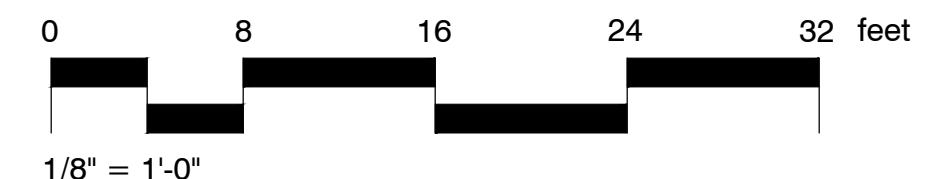
							Result in
Hydrozone							Gallons per
No.	Eto	(0.62)	PF	HA	IE	SLA	Year
1	40	0.62	0.30	2,119.00	0.81	NA	19,463
2	40	0.62	1.00	12.00	1	NA	298
			T. S.F.:	2,131.00	S.F.		19,761
				Total ETWU gallons per year:			19,761

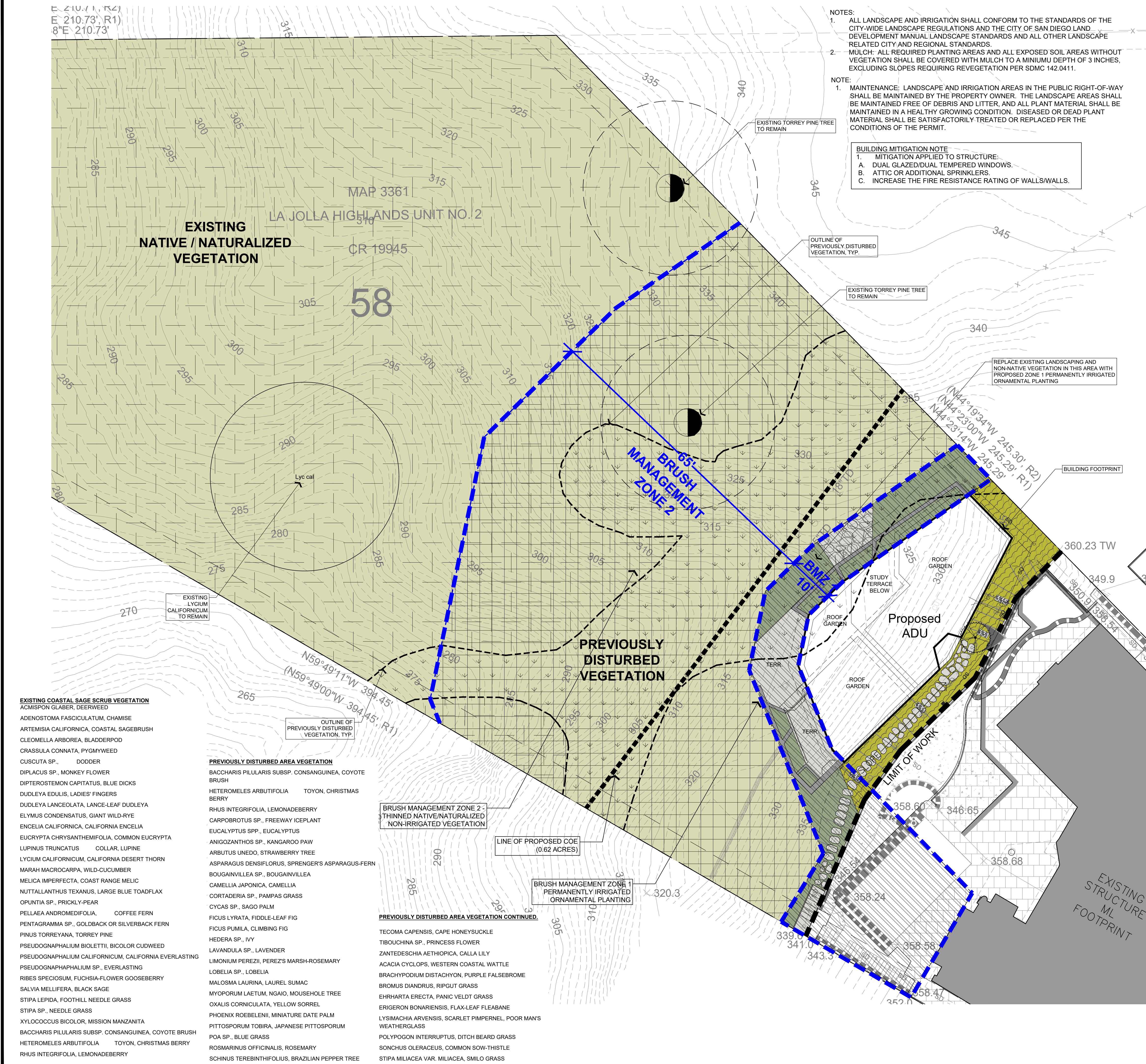
HYDROZONE SCHEDULE

- HYDROZONE 1-LOW
LOW WATER USE, PLANT FACTOR 0.3, DRIP IRRIGATION
TAKEOFF: 2,119 SF
- HYDROZONE 2-HIGH
HIGH WATER USE, PLANT FACTOR 0.7, PIPE
TAKEOFF: 12 SF
- IRRIGATED LANDSCAPE AREA
TAKEOFF: 2,131 SF

SHEET INDEX

- L1.0 HYDROZONE PLAN
- L1.2 BRUSH MANAGEMENT / LANDSCAPE PLAN
- L1.3 BRUSH MANAGEMENT NOTES
- L1.4 LANDSCAPE PLAN - ROOF GARDEN





<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	EXISTING NATIVE/NATURALIZED VEGETATION (COASTAL, SAGE SCRUB, SEE PLANT LIST FROM BIOLOGIST)	23,897 SF
	PREVIOUSLY DISTURBED VEGETATION (SEE PLANT LIST FROM BIOLOGIST)	4,455 SF
	BRUSH MANAGEMENT ZONE 1 PERMANENTLY IRRIGATED ORNAMENTAL PLANTING	1,117 SF
	BRUSH MANAGEMENT ZONE 2 THINNED NATIVE/NATURALIZED NON-IRRIGATED VEGETATION	8,629 SF
	LANDSCAPE AREA (PREVIOUSLY DISTURBED VEGETATION, SEE PLANT LIST FROM BIOLOGIST)	558 SF

TREE SCHEDULE

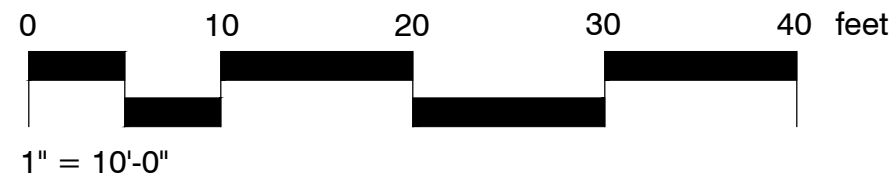
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
TREES				
		ALOE TONGAENSIS 'MEDUSA' / MOZAMBIQUE TREE ALOE 8'-12" H X 6'-8" W	24" BOX	LOW
EXISTING				
	1	LYCIUM CALIFORNICUM / CALIFORNIA BOX THORN	EXISTING	LOW
	2	PINUS TORREYANA / TORREY PINE 40'-70' H X 25'-40' W	EXISTING	LOW

CONCEPT PLANT SCHEDULE

LANDSCAPE AREA	PERMANENTLY IRRIGATED ORNAMENTAL PLANTING	484 SF
LOW (0.1-0.3 ETO) 10% 15 GAL., 40% 5 GAL., 50% 1 GAL.	AGAVE ATTENUATA / FOXTAIL AGAVE	
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE	ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	
BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	CARISSA MACROCARPA 'GREEN CARPET' / GREEN CARPET NATAL PLUM	
CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / YANKEE POINT CARMEL CREEPER	CEANOTHUS TOMENTOSUS / WOOLLYLEAF CEANOTHUS	
LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA	LAVATERA MARITIMA / TREE MALLOW	
SALVIA SPATHACEA / HUMMINGBIRD SAGE	WESTRINGIA FRUTICOSA 'GREY BOX' / COAST ROSEMARY	

NOTES

1. PLANTING PLANS: WHERE SLOPES ARE PROPOSED THAT ARE 4:1 OR GREATER, AND GREATER THAN 5 FEET IN HEIGHT, PROVIDE A PLAN THAT GRAPHICALLY REPRESENTS THE INSTALLATION OF A PLANTING DESIGN PROPOSED FOR THE SITE. WHERE RETAINING WALL (5 FEET IN HEIGHT OR GREATER) ARE PROPOSED, SHOW PLANTING AND IRRIGATION TO SCREEN THE RETAINING WALLS. NOTE: THE PLANT MATERIAL USED TO SCREEN THE WALLS MUST COVER 80% IN TWO YEARS.
2. THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IN ACCORDANCE WITH STATE LAND AND LAND DEVELOPMENT CODE SECTION 142.04(13)(H) AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
3. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. PROPOSED IRRIGATION SYSTEM TO BE DRIP.
4. IF ANY REQUIRED LANDSCAPE AREAS ON THE APPROVED CONSTRUCTION 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.
5. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACE PER THE CONDITIONS OF THE PERMIT.
6. EXISTING TREES TO REMAIN ON SITE WITHIN 10-FT OF THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 1. A 4' TIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.



BRUSH MANAGEMENT PROGRAM

A) CODE AND STANDARDS NOTES:

San Diego Municipal Code

Chapter 14: General Regulations

(4-2024)

\$142.0412

Brush Management

Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation.

(a)

Brush management activity is permitted within environmentally sensitive lands (except for wetlands) that are located within 100 feet of an existing structure in accordance with Section 143.0110(c)(7). Brush management in wetlands may be requested with a development permit in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.0110(c)(7).

(b)

Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E.

Diagram 142-04E

Brush Management Zones

(1)

Brush management Zone One is the area adjacent to the structure, shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting. Brush management Zone One shall not be allowed on slopes with gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property received tentative map approval before November 15, 1989. However, within the Coastal Overlay Zone coastal development shall be subject to the encroachment limitations set forth in Section 143.0142(a)(4) of the Environmentally Sensitive Lands Regulations.

(2)

Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized non-irrigated vegetation.

(c)

The width of Zone One and Zone Two shall not exceed 100 feet and shall meet the width requirements in Table 142-04H unless modified based on existing conditions pursuant to Section 142.0412(i) and the following:

Table 142-04H

Brush Management Zone Width Requirements

Criteria	Zone Widths
Zone One Width	35 ft.
Zone Two Width	65 ft.

(d)

Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

(e)

Where Zone One width is required adjacent to the MHPA or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:

(1)

The required front yard setback of the base zone may be reduced by 5 feet,

(2)

A sidewalk may be eliminated from one side of the public right-of-way and the minimum required public right-of-way width may be reduced by 5 feet, or

(3)

The overall minimum pavement and public right-of-way width may be reduced in accordance with the Street Design Standards of the Land Development Manual.

(f)

The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.

(g)

Zone One Requirements

(1)

The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.

(2)

Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated, or Type IV heavy timber construction as defined in the California Building Code.

(3)

Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.

(4)

Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.

(5)

Permanent irrigation is required for all planting areas within Zone One except as follows:

(A)

When planting areas contain only species that do not grow taller than 24 inches in height, or

(B)

When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.

(6)

Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.

(7)

Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(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.

(5)

The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:

(A)

All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.

(B)

New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.

(C)

All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager.–Only low-flow, low-gallonge spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

(D)

Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.

(6)

Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.

(7)

Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

(i)

An applicant may request approval of alternative compliance for brush management if all of the following conditions exist:

(1)

The proposed alternative compliance provides sufficient defensible space between all structures on the premises and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed development.

(2)

The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around structures and provide an effective fire break.

(3)

The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.

(j)

If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a development permit, or noted in the permit file if approved as part of a construction permit.

(k)

For existing structures, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.

(l)

Brush management for existing structures shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.

BRUSH MANAGEMENT PROGRAM

B) MAINTENANCE NOTES:

SECTION III: BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT – DESCRIPTION

Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 Basic requirements – All Zones

3.2-1.01

For zone two, plants shall not be cut below six inches.

3.2-1.02

Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.

3.2-1.03

Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

FIGURE 3-1
PRUNING TREES TO PROVIDE CLEARANCE FOR BRUSH MANAGEMENT

3.2-1.04

All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).

3.2-1.05

Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platamus, Salix and Populus).

3.2-2

Zone 1 Requirements - All Structures

3.2-2.01

Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").

3.2-2.02

Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.

3.2-2.03

Maintain all plantings in a succulent condition.

3.2-2.04

Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3

Zone 2 Requirements – All Structures

3.2-3.01

Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

BRUSH MANAGEMENT NOTES:

1.

OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS. FOR FUEL-LOAD MAINTENANCE ISSUE, CONTACT THE FIRE-RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR-BRUSH/WEED COMPLAINT LINE AT: 619-533-4444.

2.

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

3.

ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR OF NOTICE OF COMPLETION OF RESIDENCE.

ATTACHMENT 12

PLOT DATE: 12/16/25

ORIGINAL DATE: 05/10/24

REV. DATE: 09/11/25

FALA

LANDSCAPE ARCHITECTS

CALIFORNIA LICENSE 2146

2220 OLYMPIA LANE, SUITE 200, SAN JOSE, CA 95131

TEL: 408.293.1234 FAX: 408.293.1235

2734 BORDEAUX RESIDENCE

2734 BORDEAUX AVENUE, LA JOLLA, CA 92037

BRUSH MANAGEMENT NOTES

L 1.3

SHEET 3 OF 4

1"=ACTUAL IF THIS DOES NOT MEASURE 1" ACTUAL, THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED, AND ALL LABELED SCALES ARE INCORRECT

PLANT SCHEDULE - ROOF GARDEN

- PLANTING SCHEDULE - ROOF GARDEN
ALOE TONGAENSIS 'MEDUSA' / MOZAMBIQUE TREE ALOE
ALOE EMINENS 'KOKO CRATER' / SOMALI TREE ALOE
ALOE X 'ROOIKAPPIE' / ALOE
ARMERIA MARITIMA / SEA THRIFT
ASTERISCUS MARITIMUS / GOLD COIN DAISY
CISTUS S. 'PROSTRATUS' / SAGELEAF ROCKROSE
CONVOLVULUS SABATIUS / MORNING GLORY
CRASSULA OVATA 'GOLLUM' / CROSBY'S DWARF JADE PLANT
DUDLEYA EDULIS / FINGERTIPS
EUPHORBIA T. 'STICKS ON FIRE' / RED PENCIL TREE
GERANIUM M. 'BEVAN'S VARIETY' / WILD GERANIUM
KALANCHOE PUMILA / PUMILA KALANCHOE
LANTANA MONTEVIDENSIS 'PURPLE' / LANTANA
LAVANDULA DENTATA / FRENCH LAVENDER
MANGAVE X 'AZTEC KING' / AZTEC KING MANGAVE
OPUNTIA AUREA / COOMB'S WINTER GLOW
ROSMARINUS OFFICINALIS 'BOULE' / ROSEMARY
SEMPERVIVUM TECTORUM / HEN-AND-CHICKS
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE

CONCEPT GRAPHICS SCHEDULE

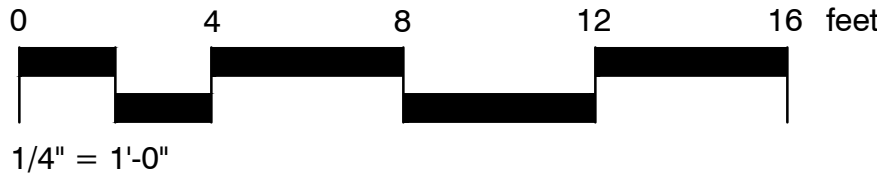
ROOF GARDEN AREA
TAKEOFF: 1,047 SF

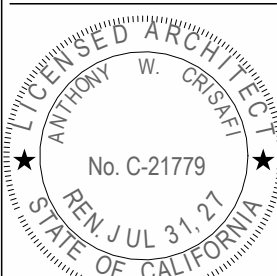
NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.

NOTE:

1. MAINTENANCE: LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.





Copyright Island Architects 2019

JOB #:
DRAWN BY: Author
PROJ. MGR: Checker

DATE:	ISSUE:
03/14/23	1-CDP SUBMITTAL
05/20/24	2-CDP SUBMITTAL
12/10/24	3-CDP SUBMITTAL
02/27/25	4-CDP SUBMITTAL
09/12/25	5-CDP SUBMITTAL
12/19/25	6-CDP SUBMITTAL

REVISIONS		
#	DESCRIPTION	DATE

BORDEAUX AVENUE
2734 Bordeaux Ave., La Jolla, CA 92037

A1.1

SITE PLAN

12/19/25

SITE NOTES

1. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
2. PER FHPS POLICY P-00-6 (JFPC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
3. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
4. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
5. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
6. FIRE HYDRANTS, 1 @ 250'-0' FROM PROPERTY. SEE SITE PLAN.
7. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPs, AND WCPC.
8. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
9. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
10. BEFORE A BUILDING PERMIT IS ISSUED FOR A GUEST QUARTERS OR HABITABLE ACCESSORY BUILDING, THE RECORD OWNER SHALL SUBMIT A SIGNED AGREEMENT WITH THE CITY THAT NEITHER THE PRIMARY DWELLING UNIT NOR THE GUEST QUARTERS OR HABITABLE ACCESSORY BUILDING SHALL BE SOLD OR CONVEYED SEPARATELY. THE CITY WILL PROVIDE THE AGREEMENT TO THE COUNTY RECORDER FOR RECORDATION.
11. GUEST QUARTERS OR HABITABLE ACCESSORY BUILDINGS SHALL BE USED SOLELY BY THE OCCUPANTS OF THE PRIMARY DWELLING UNIT, THEIR GUESTS, OR THEIR EMPLOYEES.
12. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
 - i. Controllers shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
 - ii. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.



SITE PLAN

1" = 20'-0"

1



SITE DIAGRAM

1" = 30'-0"

2



CITY STANDARD TITLE BLOCK

Prepared By:	Island Architects	Revision 08:	
Name:	Contact: PATRICK VERCIO	Revision 07:	
	7626 Herschel Avenue	Revision 06:	
	La Jolla, CA 92037	Revision 05:	12/19/25
Phone:	(858) 459-9291	Revision 04:	09/12/25
Street Address:	2734 Bordeaux Ave., La Jolla, CA 92037	Revision 03:	02/27/25
		Revision 02:	12/10/24
Project Name:	BORDEAUX AVENUE	Revision 01:	05/20/24
		Original Date:	03/14/23
Sheet Title:	SITE PLAN	Sheet:	10 of 18
		DEP#:	

SITE NOTES

1. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
2. PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
3. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
4. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
5. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
6. FIRE HYDRANTS, 1 @ 250'-0' FROM PROPERTY SEE SITE PLAN.
7. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPs, AND WCPC.
8. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
9. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
10. BEFORE A BUILDING PERMIT IS ISSUED FOR A GUEST QUARTERS OR HABITABLE ACCESSORY BUILDING, THE RECORD OWNER SHALL SUBMIT A SIGNED AGREEMENT WITH THE CITY THAT NEITHER THE PRIMARY DWELLING UNIT NOR THE GUEST QUARTERS OR HABITABLE ACCESSORY BUILDING SHALL BE SOLD OR CONVEYED SEPARATELY. THE CITY WILL PROVIDE THE AGREEMENT TO THE COUNTY RECORDER FOR RECORDATION.
11. GUEST QUARTERS OR HABITABLE ACCESSORY BUILDINGS SHALL BE USED SOLELY BY THE OCCUPANTS OF THE PRIMARY DWELLING UNIT, THEIR GUESTS, OR THEIR EMPLOYEES.
12. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
 - i. Controllers shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change
 - ii. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Area Legend

	BUILDING FOOTPRINT	5,068 SQ. FT.	13 %
	LANDSCAPE	30,582.1 SQ. FT.	77 %
	HARDSCAPE	4,027 SQ. FT.	10 %
LOT TOTAL:		39,677.10 SQ. FT.	100%



LANDSCAPE DIAGRAM

1" = 20'-0" 1



CITY STANDARD TITLE BLOCK

Prepared By:	Island Architects	Revision 08:	
Name:	Contact: PATRICK VERCIO	Revision 07:	
	7626 Herschel Avenue	Revision 06:	
	La Jolla, CA 92037	Revision 05:	12/19/25
Phone:	(858) 459-9291	Revision 04:	09/12/25
Street Address:	2734 Bordeaux Ave., La Jolla, CA 92037	Revision 03:	02/27/25
		Revision 02:	12/10/24
Project Name:	BORDEAUX AVENUE	Revision 01:	05/20/24
Sheet Title:	SITE DIAGRAMS	Original Date:	03/14/23
		Sheet:	11 of 18
		DEP#:	

HOSE PULL DIAGRAM

1" = 30'-0" 2



ISLAND ARCHITECTS

TONY CRISAFI, LISA KRIEDMAN, R.A.
101 HERSHEL AVENUE
LA JOLLA, CA 92037
TEL: 858-459-9291 FAX: 858-459-0351

Copyright Island Architects 2019

JOB #:

DRAWN BY: Author

PROJ. MGR: Checker

DATE: ISSUE

03/14/23 1-CDP SUBMITTAL

05/20/24 2-CDP SUBMITTAL

12/10/24 3-CDP SUBMITTAL

02/27/25 4-CDP SUBMITTAL

09/12/25 5-CDP SUBMITTAL

12/19/25 6-CDP SUBMITTAL

REVISIONS

DESCRIPTION DATE

BORDEAUX AVENUE

2734 Bordeaux Ave., La Jolla, CA 92037

A1.1a

SITE DIAGRAMS

12/19/25

ISLAND ARCHITECTS
TONY CRISAFI, LISA KRIEDEMAN, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL: 858.459.9291 FAX: 858.454.0351



Copyright Island Architects 2019

JOB #:
DRAWN BY: Author
PROJ. MGR: Checker

DATE	ISSUE
03/14/23	1-CDP SUBMITTAL
05/20/24	2-CDP SUBMITTAL
12/10/24	3-CDP SUBMITTAL
02/27/25	4-CDP SUBMITTAL
09/12/25	5-CDP SUBMITTAL
12/19/25	6-CDP SUBMITTAL

REVISIONS		
#	DESCRIPTION	DATE

BORDEAUX AVENUE
2734 Bordeaux Ave., La Jolla, CA 92037

A1.2

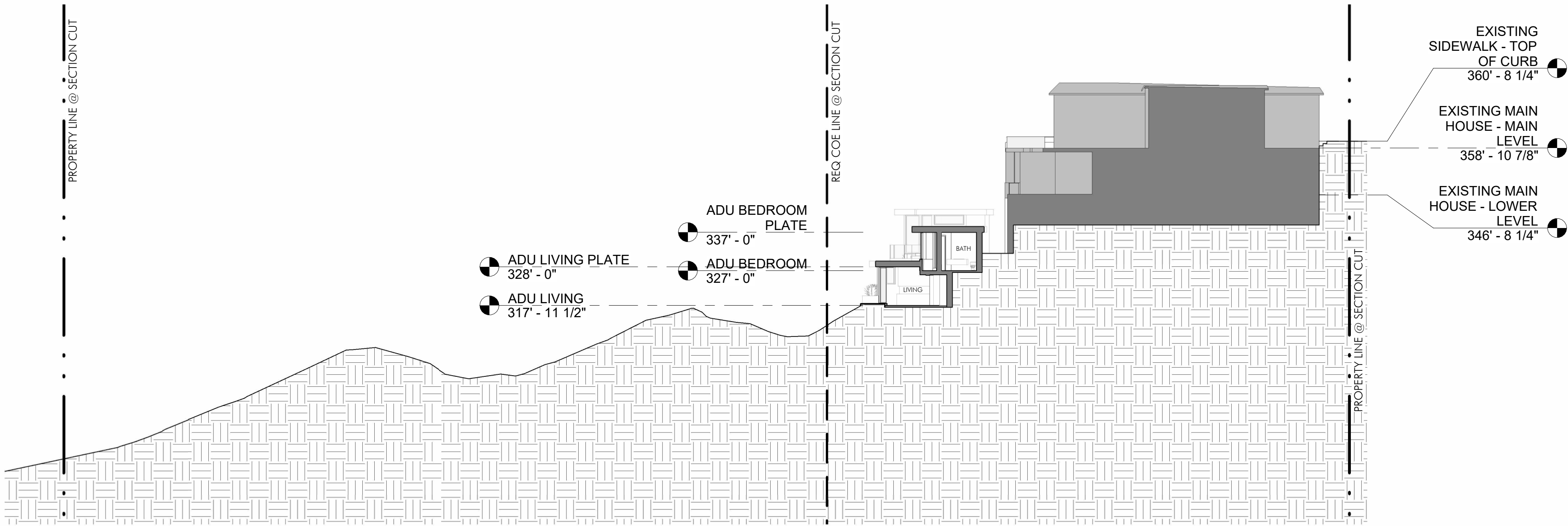
SITE SECTION

12/19/25

CITY STANDARD TITLE BLOCK

Prepared By:
Name: Island Architects
Contact: PATRICK VERCIO
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459-9291
Street Address: 2734 Bordeaux Ave., La Jolla, CA 92037
Project Name: BORDEAUX AVENUE
Sheet Title: SITE SECTION

Revision 08: _____
Revision 07: _____
Revision 06: _____
Revision 05: 12/19/25
Revision 04: 09/12/25
Revision 03: 02/27/25
Revision 02: 12/10/24
Revision 01: 05/20/24
Original Date: 03/14/23
Sheet: 12 of 18
DEP#:



SITE SECTION 1

1" = 20'-0"

1



Copyright Island Architects 2019

JOB #:
DRAWN BY: PV
PROJ. MGR: HD

DATE	ISSUE
03/14/23	1-CDP SUBMITTAL
05/20/24	2-CDP SUBMITTAL
12/10/24	3-CDP SUBMITTAL
02/27/25	4-CDP SUBMITTAL
09/12/25	5-CDP SUBMITTAL
12/19/25	6-CDP SUBMITTAL

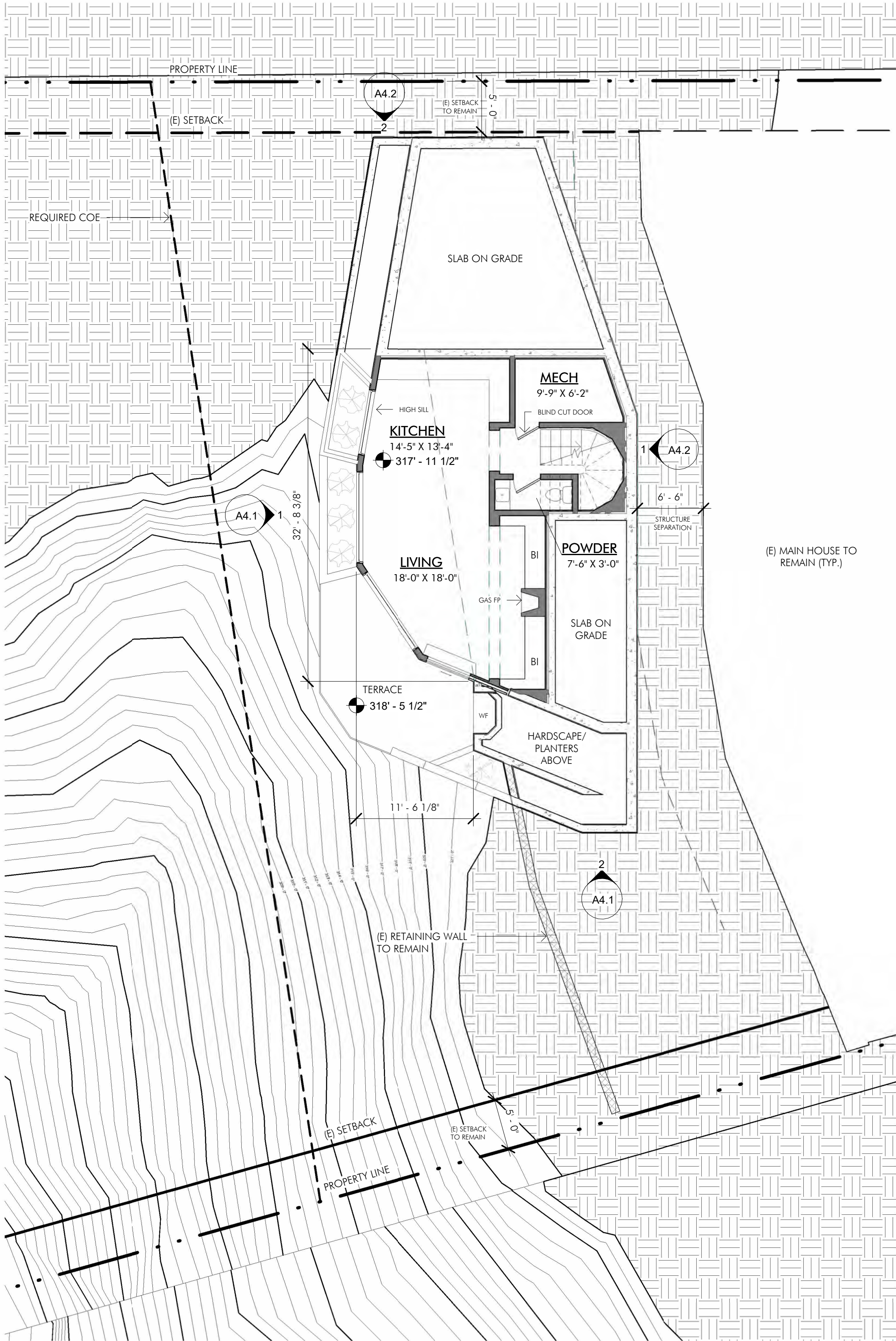
REVISIONS		
#	DESCRIPTION	DATE

BORDEAUX AVENUE
2734 Bordeaux Ave., La Jolla, CA 92037

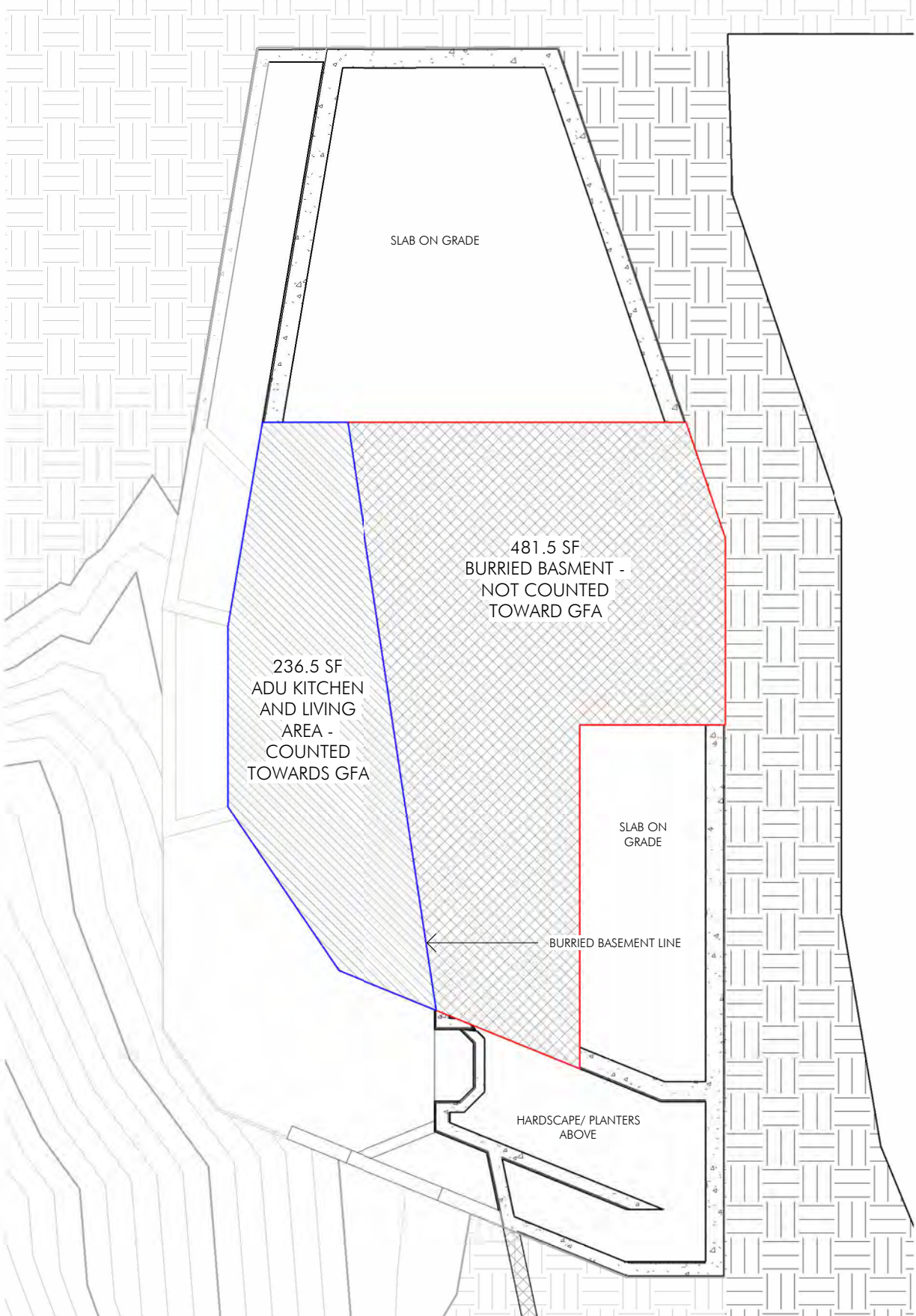
A2.0

ADU FLOOR PLAN

12/19/25



ADU BASEMENT - KITCHEN, LIVING, MECH 1/8" = 1'-0"



ADU GFA DIAGRAM 1/8" = 1'-0"



Wall Legend

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

CITY STANDARD TITLE BLOCK

Prepared By:	Island Architects	Revision 08:	
Contact:	PATRICK VERCIO	Revision 07:	
7626 Herschel Avenue		Revision 06:	
La Jolla, CA 92037		Revision 05:	12/19/25
Phone: (858) 459-9291		Revision 04:	09/12/25
Street Address:	2734 Bordeaux Ave., La Jolla, CA 92037	Revision 03:	02/27/25
		Revision 02:	12/10/24
Project Name:	BORDEAUX AVENUE	Revision 01:	05/20/24
Original Date:	03/14/23		
Sheet Title:	ADU FLOOR PLAN	Sheet:	13 of 18
DEP#:			



Copyright Island Architects 2019

JOB #:
DRAWN BY: Author
PROJ. MGR: Checker

DATE:	ISSUE:
03/14/23	1-CDP SUBMITTAL
05/20/24	2-CDP SUBMITTAL
12/10/24	3-CDP SUBMITTAL
02/27/25	4-CDP SUBMITTAL
09/12/25	5-CDP SUBMITTAL
12/19/25	6-CDP SUBMITTAL

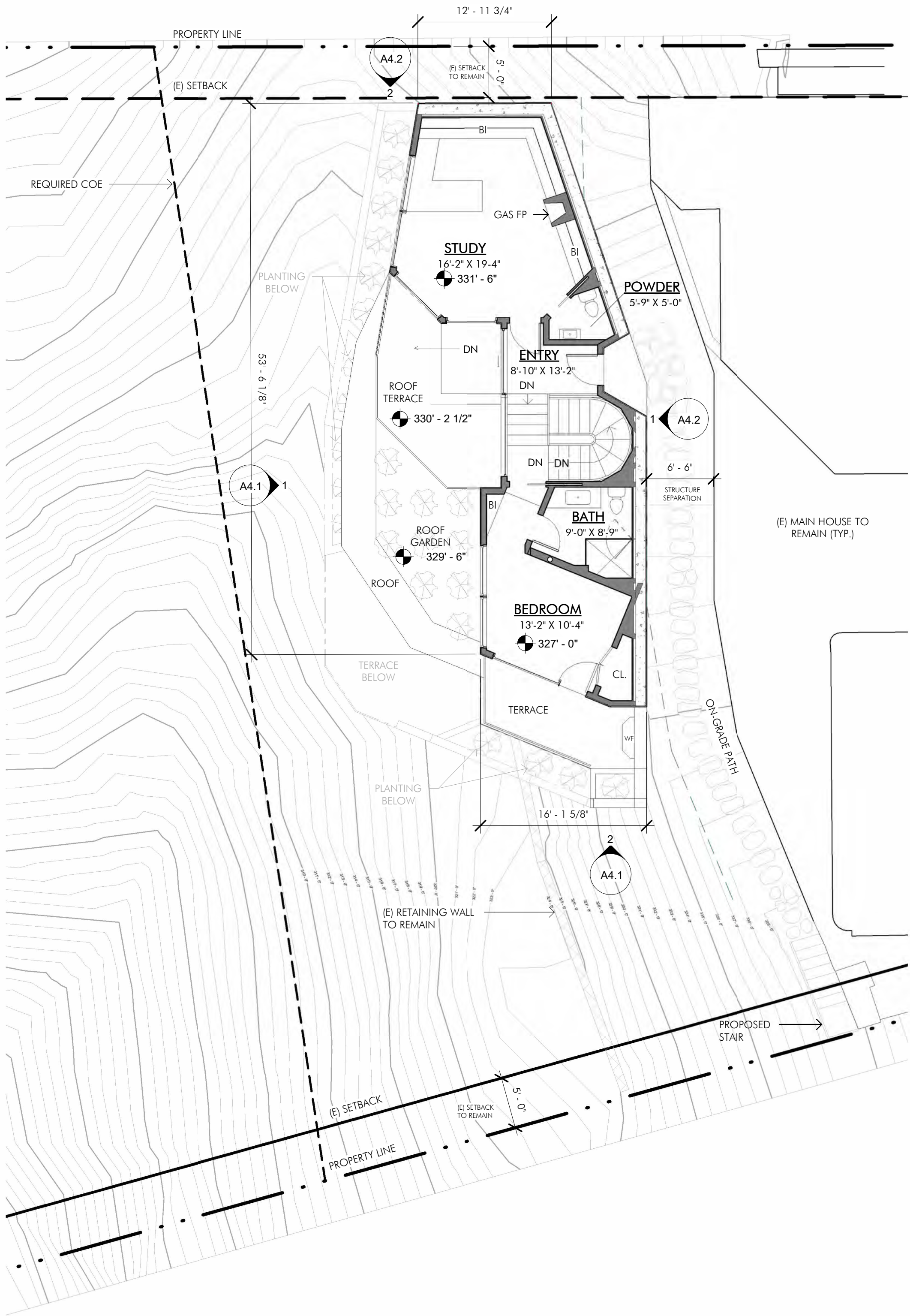
REVISIONS		
#	DESCRIPTION	DATE

BORDEAUX AVENUE
2734 Bordeaux Ave., La Jolla, CA 92037

A2.1

ADU FLOOR PLAN

12/19/25



ADU - STUDY & BEDROOM 1/8" = 1'-0" 1

Wall Legend

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

CITY STANDARD TITLE BLOCK

Prepared By: Island Architects

Contact: PATRICK VERCIO
7626 Herschel Avenue
La Jolla, CA 92037

Phone: (858) 459-9291

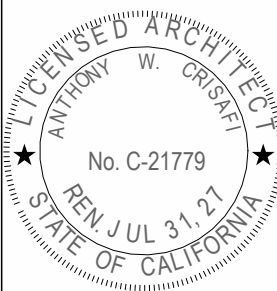
Street Address: 2734 Bordeaux Ave., La Jolla, CA 92037

Project Name: BORDEAUX AVENUE

Sheet Title: ADU FLOOR PLAN

Revision 08:
Revision 07:
Revision 06:
Revision 05: 12/19/25
Revision 04: 09/12/25
Revision 03: 02/27/25
Revision 02: 12/10/24
Revision 01: 05/20/24
Original Date: 03/14/23

Sheet: 14 of 18
DEP#:



Copyright Island Architects 2019

JOB #:
DRAWN BY: Author
PROJ. MGR: Checker

DATE:	ISSUE:
03/14/23	1-CDP SUBMITTAL
05/20/24	2-CDP SUBMITTAL
12/10/24	3-CDP SUBMITTAL
02/27/25	4-CDP SUBMITTAL
09/12/25	5-CDP SUBMITTAL
12/19/25	6-CDP SUBMITTAL

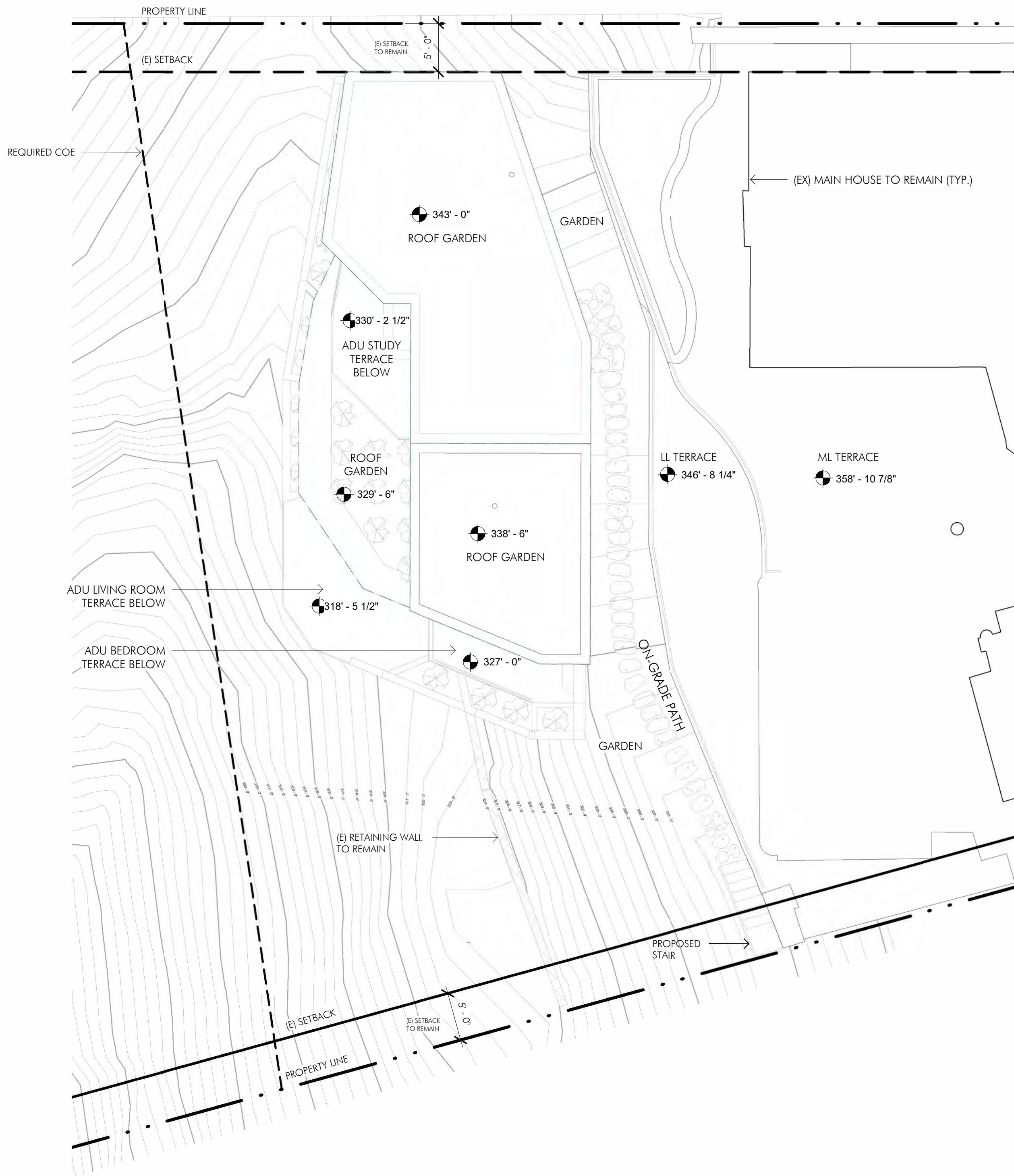
REVISIONS		
#	DESCRIPTION	DATE

BORDEAUX AVENUE
2734 Bordeaux Ave., La Jolla, CA 92037

A2.3

ROOF PLAN

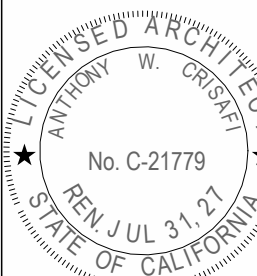
12/19/25



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

CITY STANDARD TITLE BLOCK

Prepared By:	Island Architects	Revision 08:	
Name:	Contact: PATRICK VERCIO	Revision 07:	
	7626 Herschel Avenue	Revision 06:	
	La Jolla, CA 92037	Revision 05:	12/19/25
Phone:	(858) 459-9291	Revision 04:	09/12/25
Street Address:	2734 Bordeaux Ave., La Jolla, CA 92037	Revision 03:	02/27/25
		Revision 02:	12/10/24
Project Name:	BORDEAUX AVENUE	Revision 01:	05/20/24
		Original Date:	03/14/23
Sheet Title:	ROOF PLAN	Sheet:	15 of 18
		DEP#:	



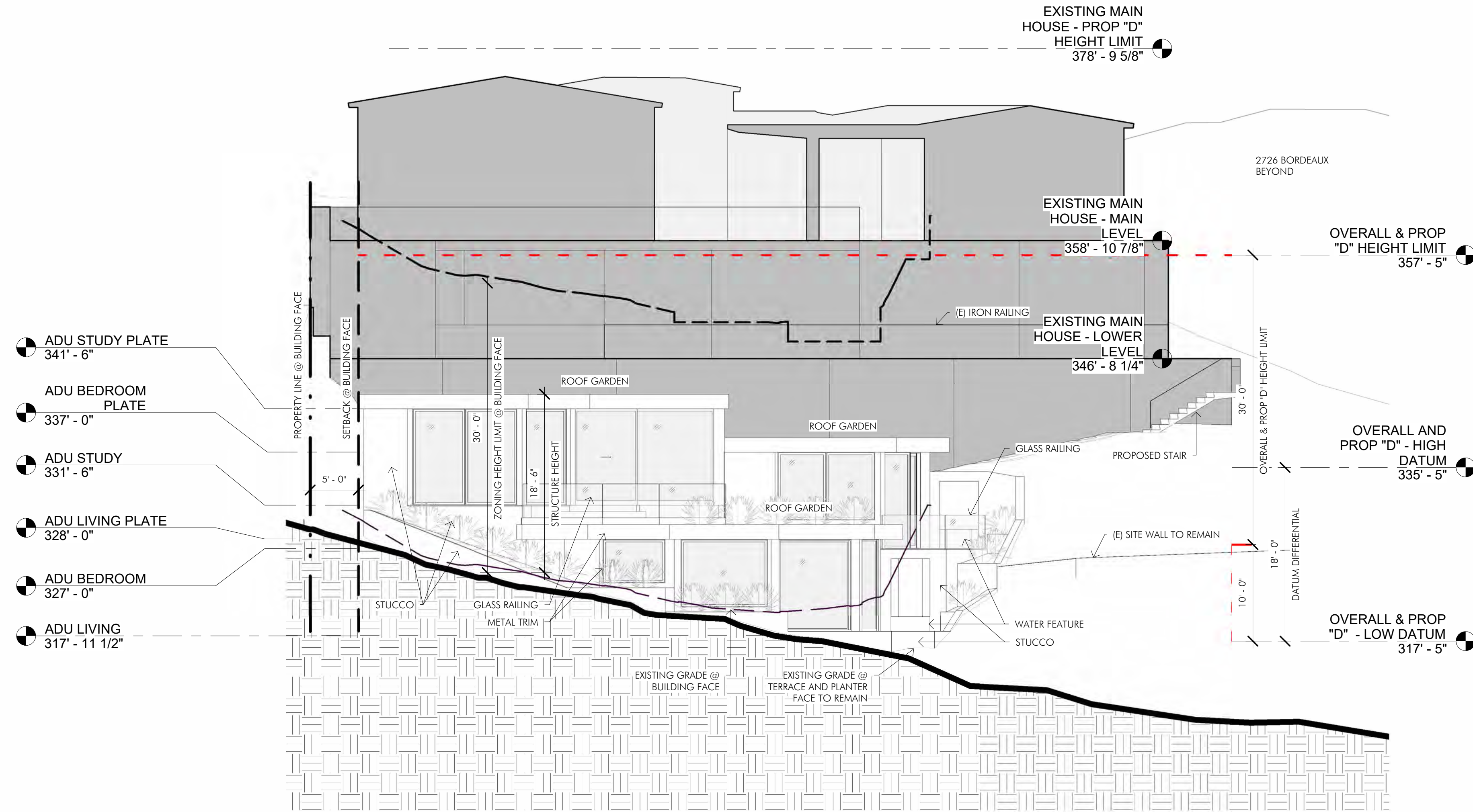
Copyright Island Architects 2019

JOB #:
DRAWN BY: Author
PROJ. MGR: Checker

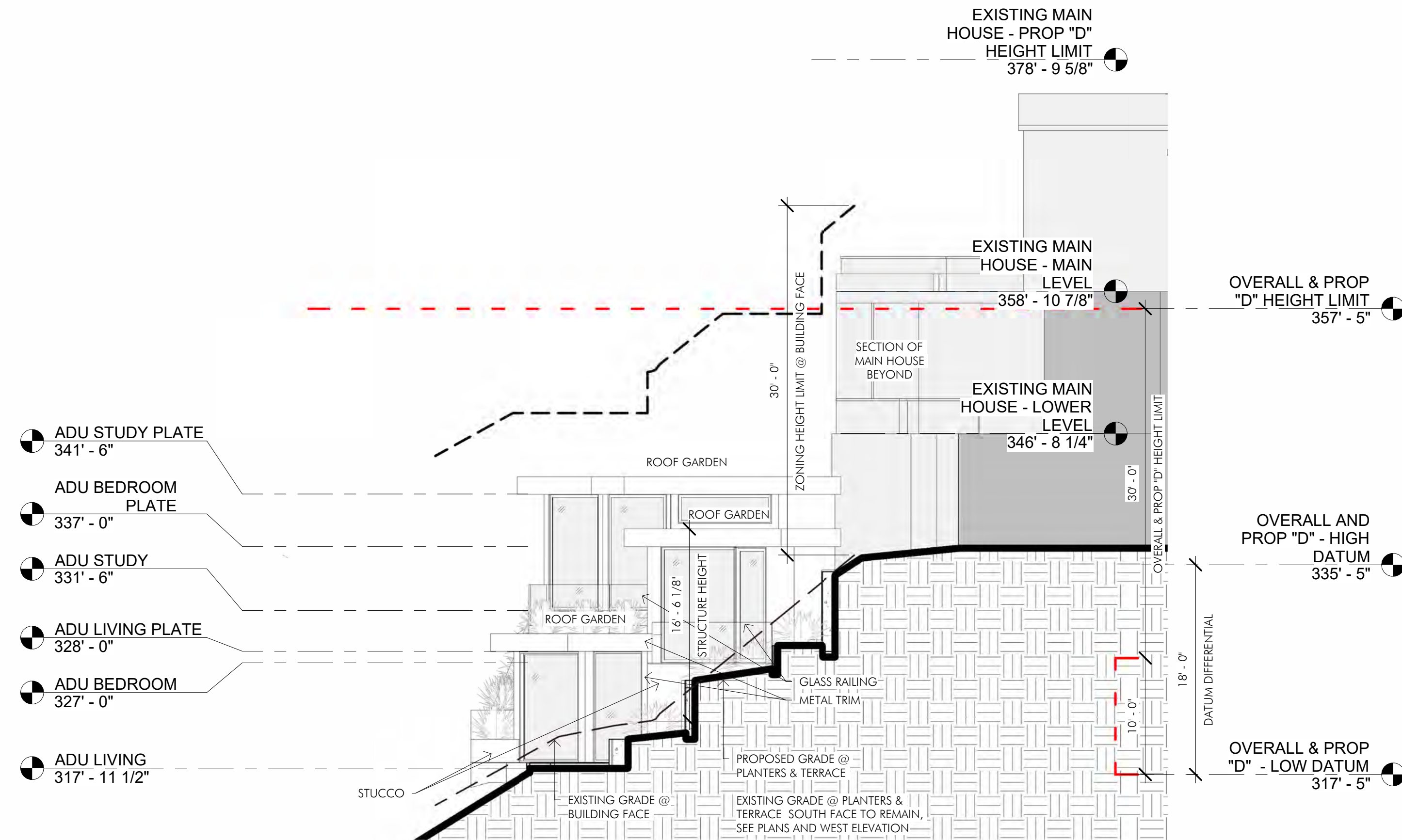
DATE	ISSUE
03/14/23	1-CDP SUBMITTAL
05/20/24	2-CDP SUBMITTAL
12/10/24	3-CDP SUBMITTAL
02/27/25	4-CDP SUBMITTAL
09/12/25	5-CDP SUBMITTAL
12/19/25	6-CDP SUBMITTAL

REVISIONS

#	DESCRIPTION	DATE
---	-------------	------



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



SOUTH ELEVATION 1/8" = 1'-0" 2

CITY STANDARD TITLE BLOCK

Prepared By:	Island Architects	Revision 08:	
Name:	Contact: PATRICK VERCIO	Revision 07:	
	7626 Herschel Avenue	Revision 06:	
	La Jolla, CA 92037	Revision 05:	12/19/25
Phone:	(858) 459-9291	Revision 04:	09/12/25
Street Address:	2734 Bordeaux Ave., La Jolla, CA 92037	Revision 03:	02/27/25
		Revision 02:	12/10/24
Project Name:	BORDEAUX AVENUE	Revision 01:	05/20/24
Sheet Title:	EXTERIOR ELEVATIONS	Original Date:	03/14/23
		Sheet:	16 of 18
		DEP#:	



Copyright Island Architects 2019

JOB #
DRAWN BY: Author
PROJ. MGR: Checker

DATE	ISSUE
03/14/23	1-CDP SUBMITTAL
05/20/24	2-CDP SUBMITTAL
12/10/24	3-CDP SUBMITTAL
02/27/25	4-CDP SUBMITTAL
09/12/25	5-CDP SUBMITTAL
12/19/25	6-CDP SUBMITTAL

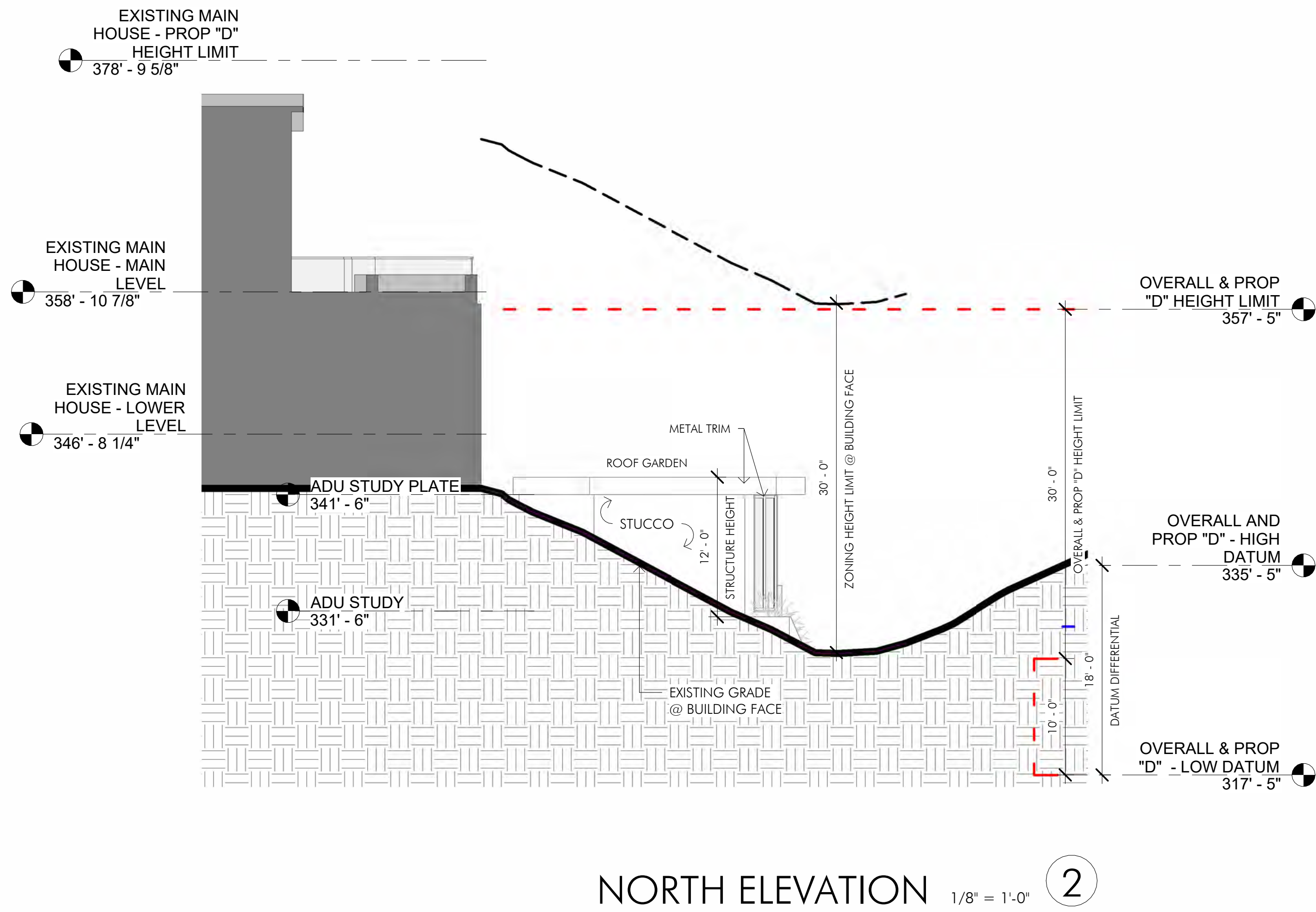
REVISIONS		
#	DESCRIPTION	DATE

BORDEAUX AVENUE
2734 Bordeaux Ave., La Jolla, CA 92037

A4.2

EXTERIOR ELEVATIONS

12/19/25



CITY STANDARD TITLE BLOCK

Prepared By: _____

Name: Island Architects

Contact: PATRICK VERCIO

7626 Herschel Avenue

La Jolla, CA 92037

Phone: (858) 459-9291

Street Address: 2734 Bordeaux Ave., La Jolla, CA 92037

Project Name: BORDEAUX AVENUE

Sheet Title: EXTERIOR ELEVATIONS

Revision 08: _____

Revision 07: _____

Revision 06: _____

Revision 05: 12/19/25

Revision 04: 09/12/25

Revision 03: 02/27/25

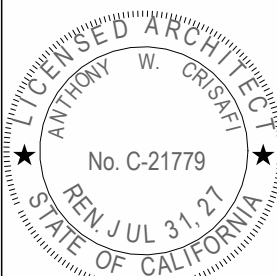
Revision 02: 12/10/24

Revision 01: 05/20/24

Original Date: 03/14/23

Sheet: 17 of 18

DEP#: _____



Copyright Island Architects 2019

JOB #:
DRAWN BY: PV
PROJ. MGR: HD

DATE	ISSUE
03/14/23	1-CDP SUBMITTAL
05/20/24	2-CDP SUBMITTAL
12/10/24	3-CDP SUBMITTAL
02/27/25	4-CDP SUBMITTAL
09/12/25	5-CDP SUBMITTAL
12/19/25	6-CDP SUBMITTAL

#	DESCRIPTION	DATE
---	-------------	------

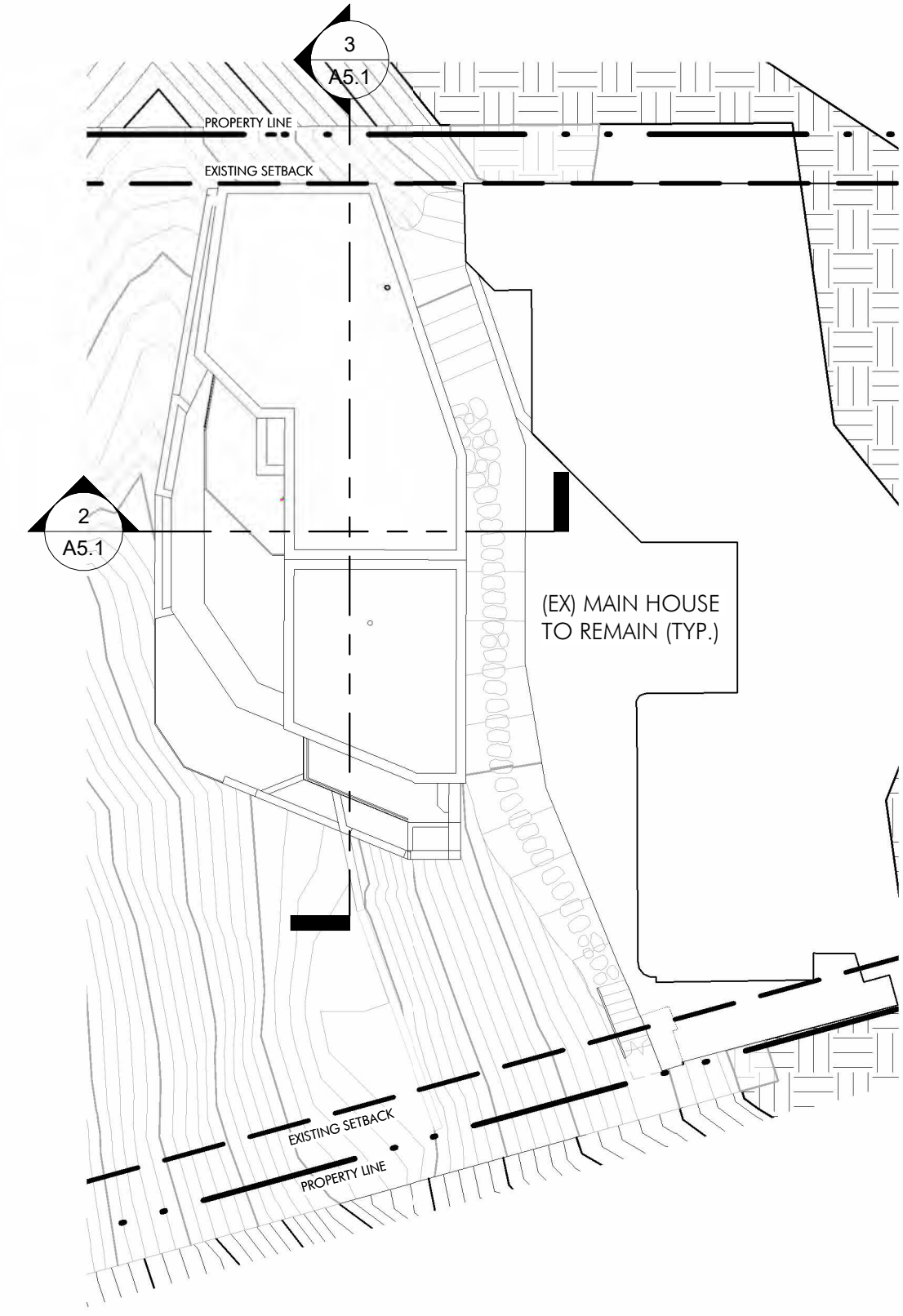
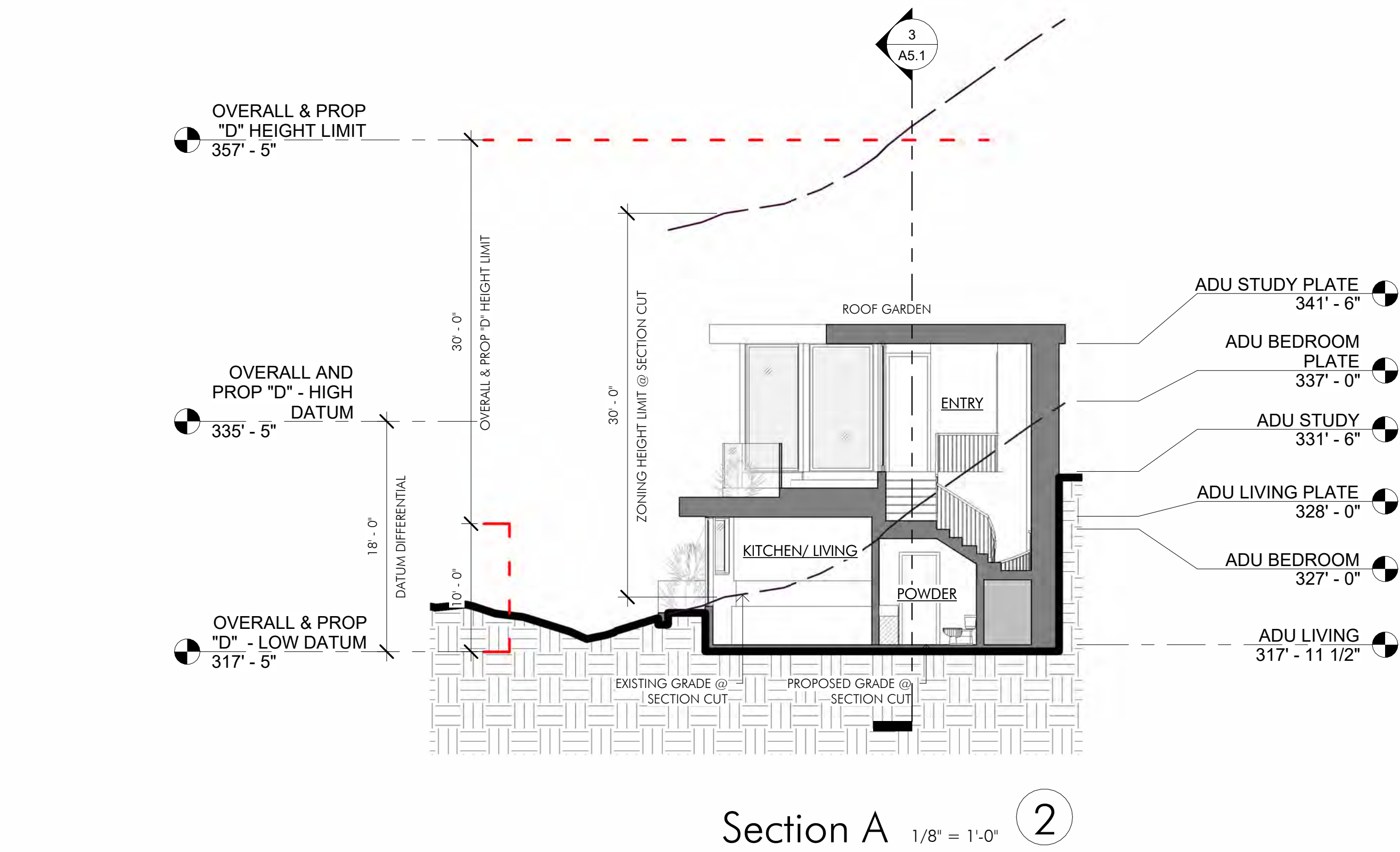
#	DESCRIPTION	DATE
---	-------------	------

BORDEAUX AVENUE
2734 Bordeaux Ave., La Jolla, CA 92037

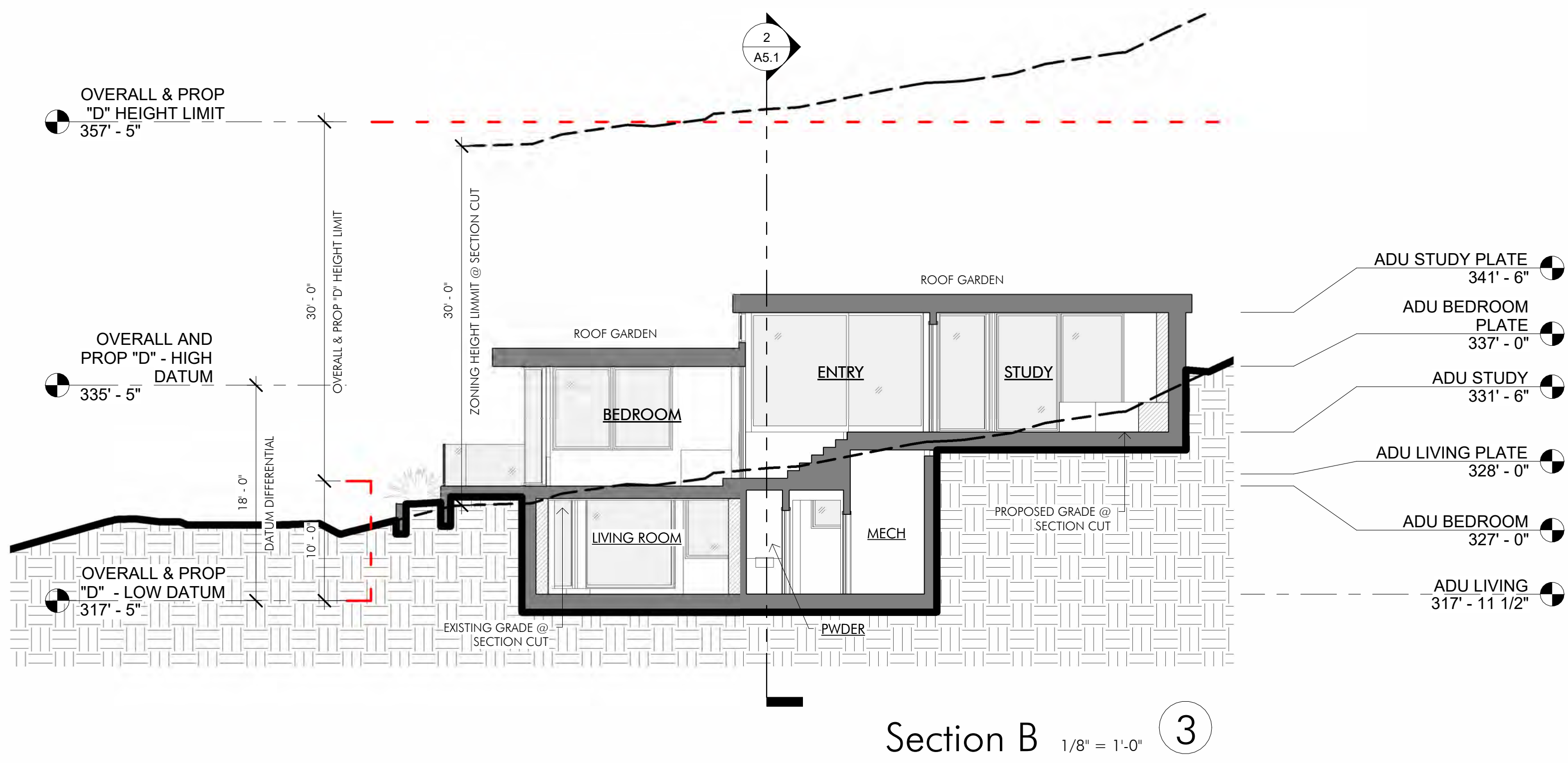
A5.1

BUILDING SECTIONS

12/19/25

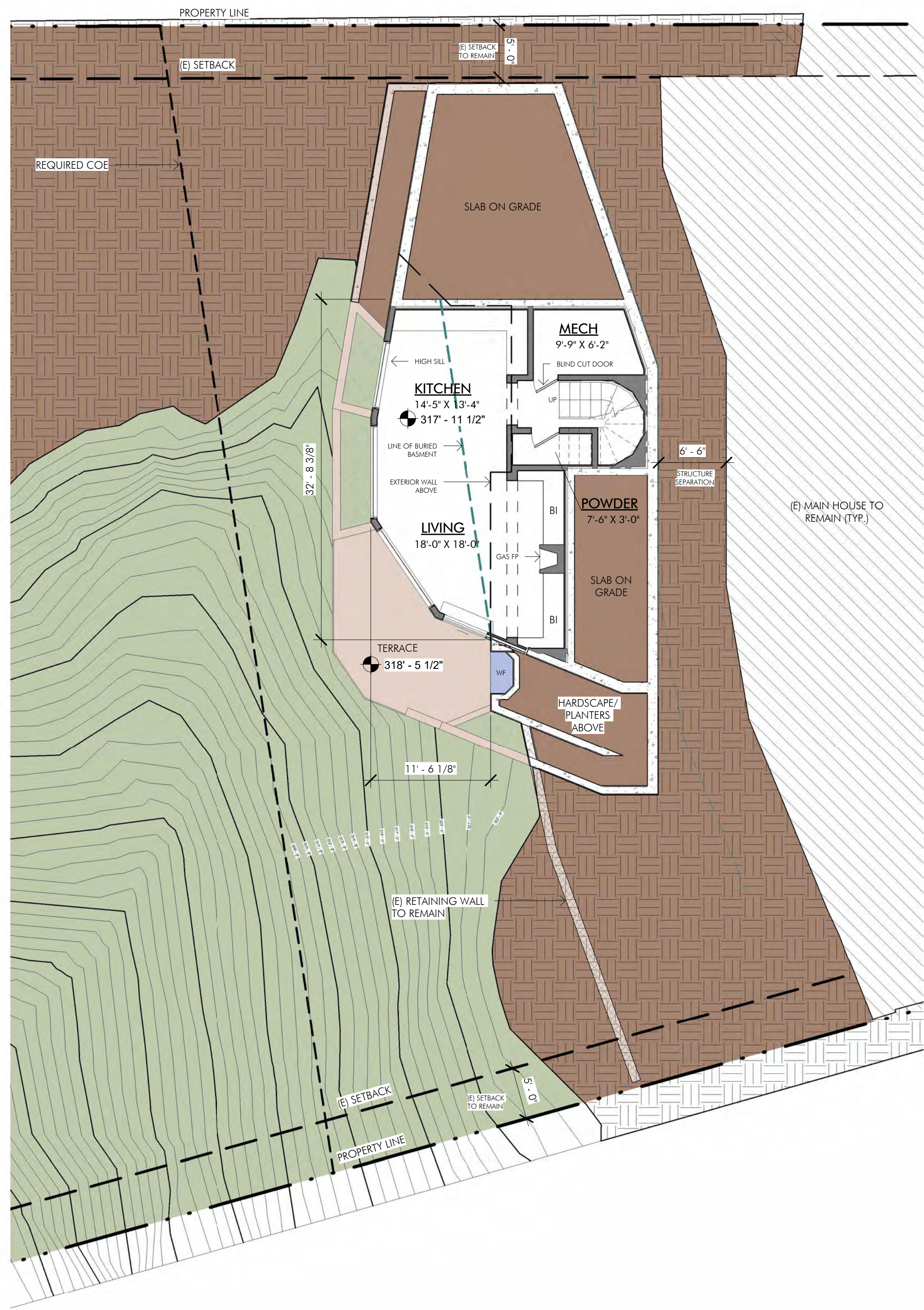


Section Key 1/16" = 1'-0" 1

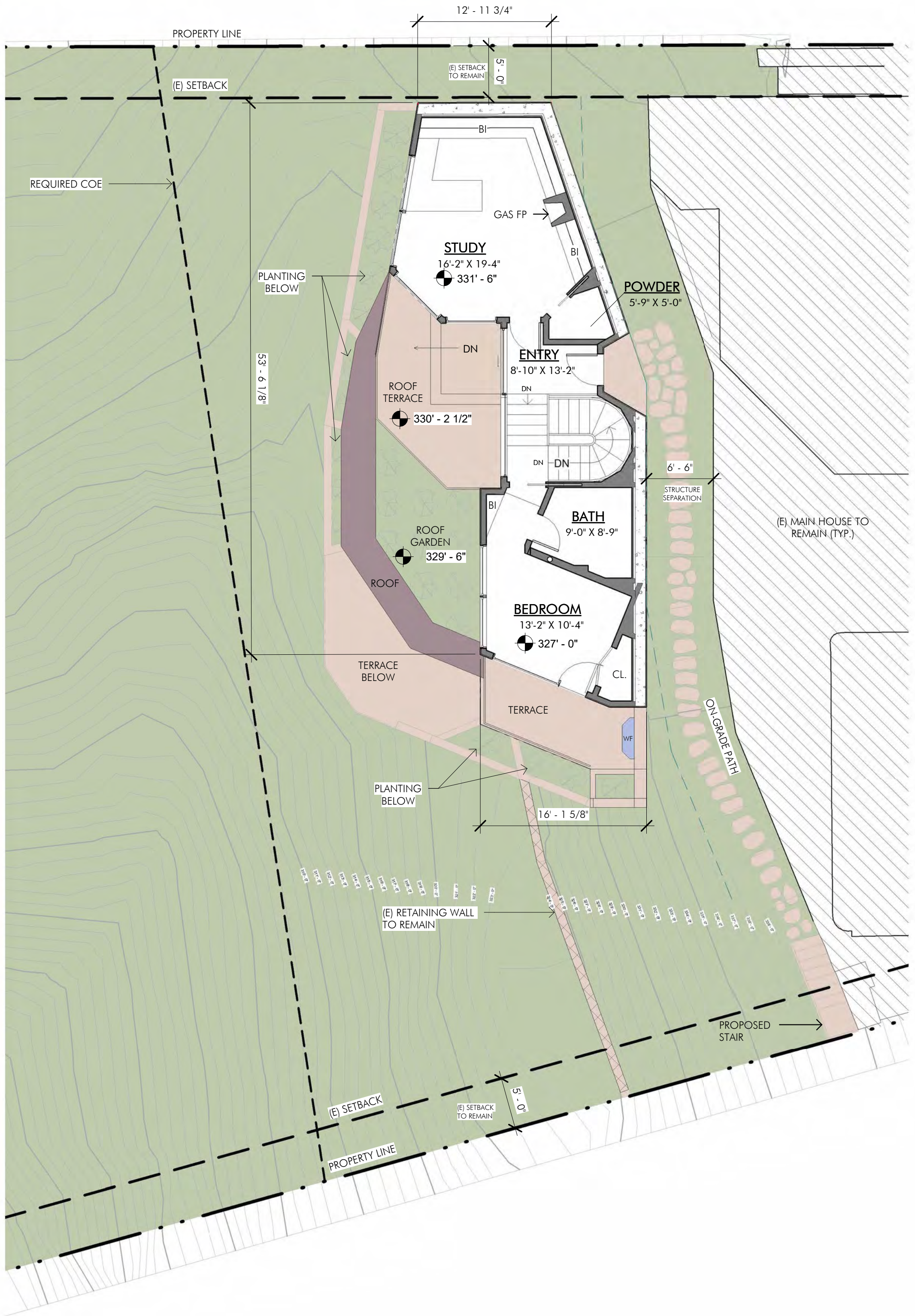


CITY STANDARD TITLE BLOCK

Prepared By:	Island Architects	Revision 08:	
Name:	Contact: PATRICK VERCIO	Revision 07:	
	7626 Herschel Avenue	Revision 06:	
	La Jolla, CA 92037	Revision 05:	12/19/25
Phone:	(858) 459-9291	Revision 04:	09/12/25
Street Address:	2734 Bordeaux Ave., La Jolla, CA 92037	Revision 03:	02/27/25
		Revision 02:	12/10/24
Project Name:	BORDEAUX AVENUE	Revision 01:	05/20/24
Sheet Title:	BUILDING SECTIONS	Original Date:	03/14/23
		Sheet:	18 of 18
		DEP#:	



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



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

BORDEAUX AVE RESIDENCE

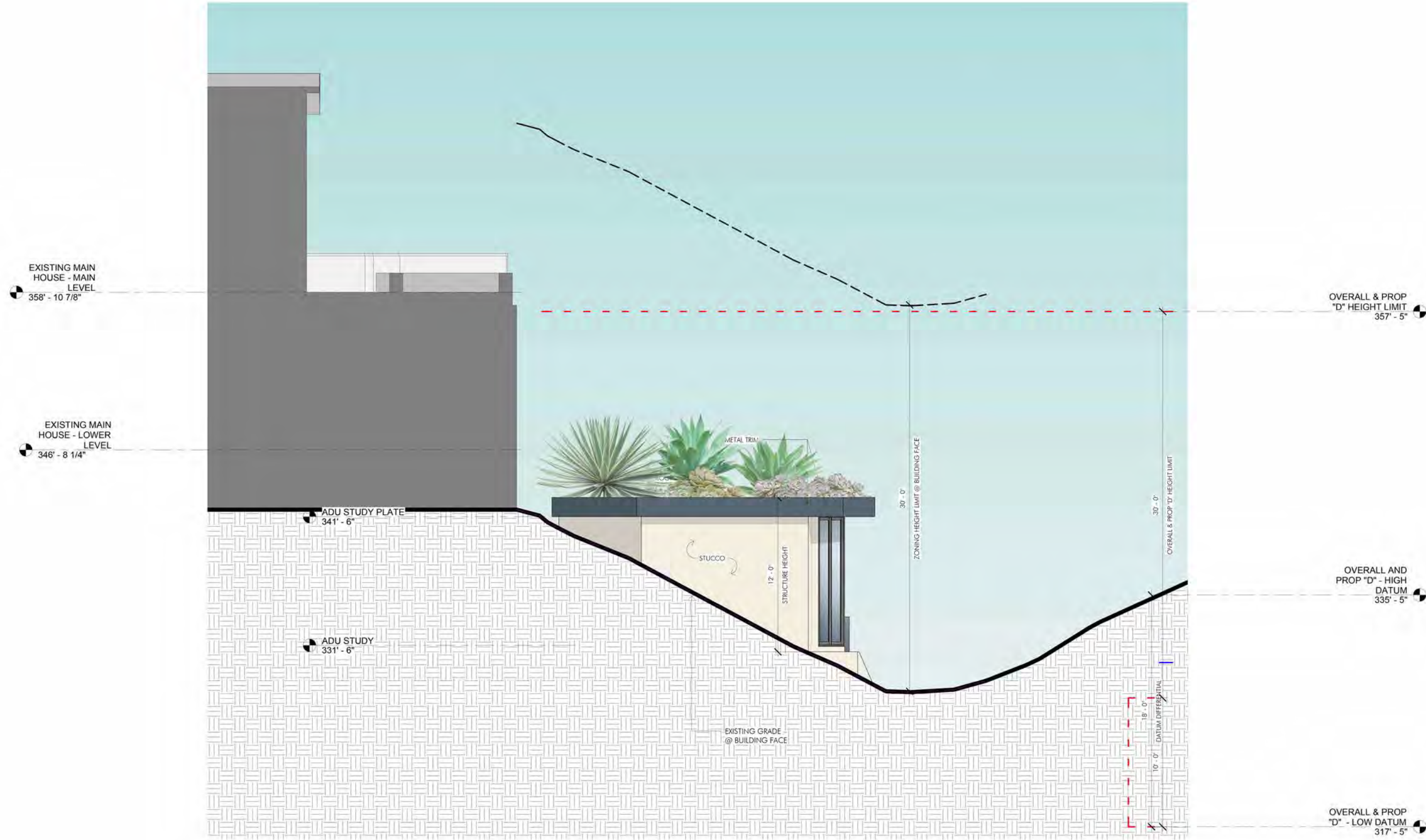
2734 BORDEAUX AVE, LA JOLLA, CA 92037
Date: 04/07/2026



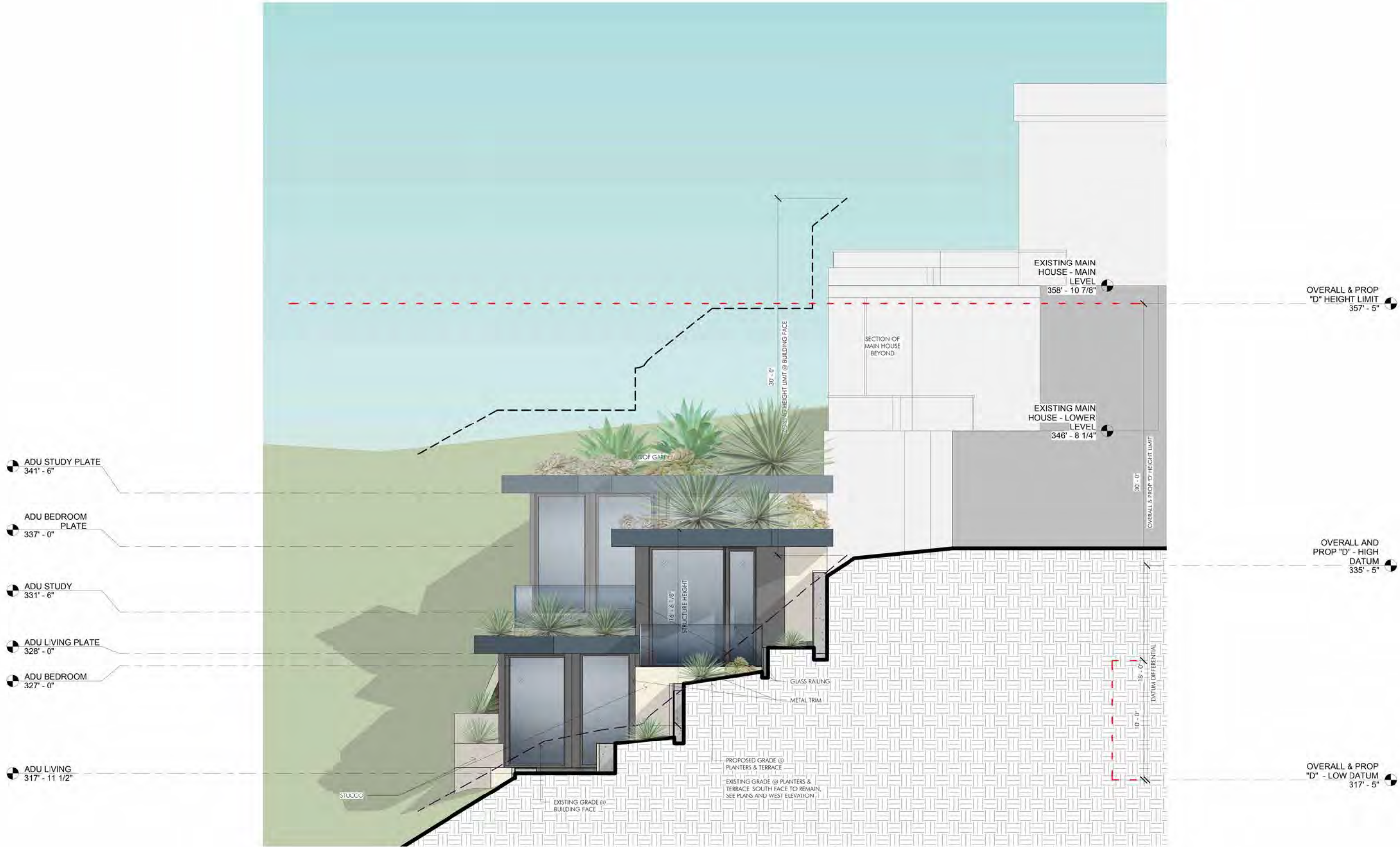
WEST ELEVATION
1/8" = 1'-0"

BORDEAUX AVE RESIDENCE

2734 BORDEAUX AVE, LA JOLLA, CA 92037
Date: 04/07/2026



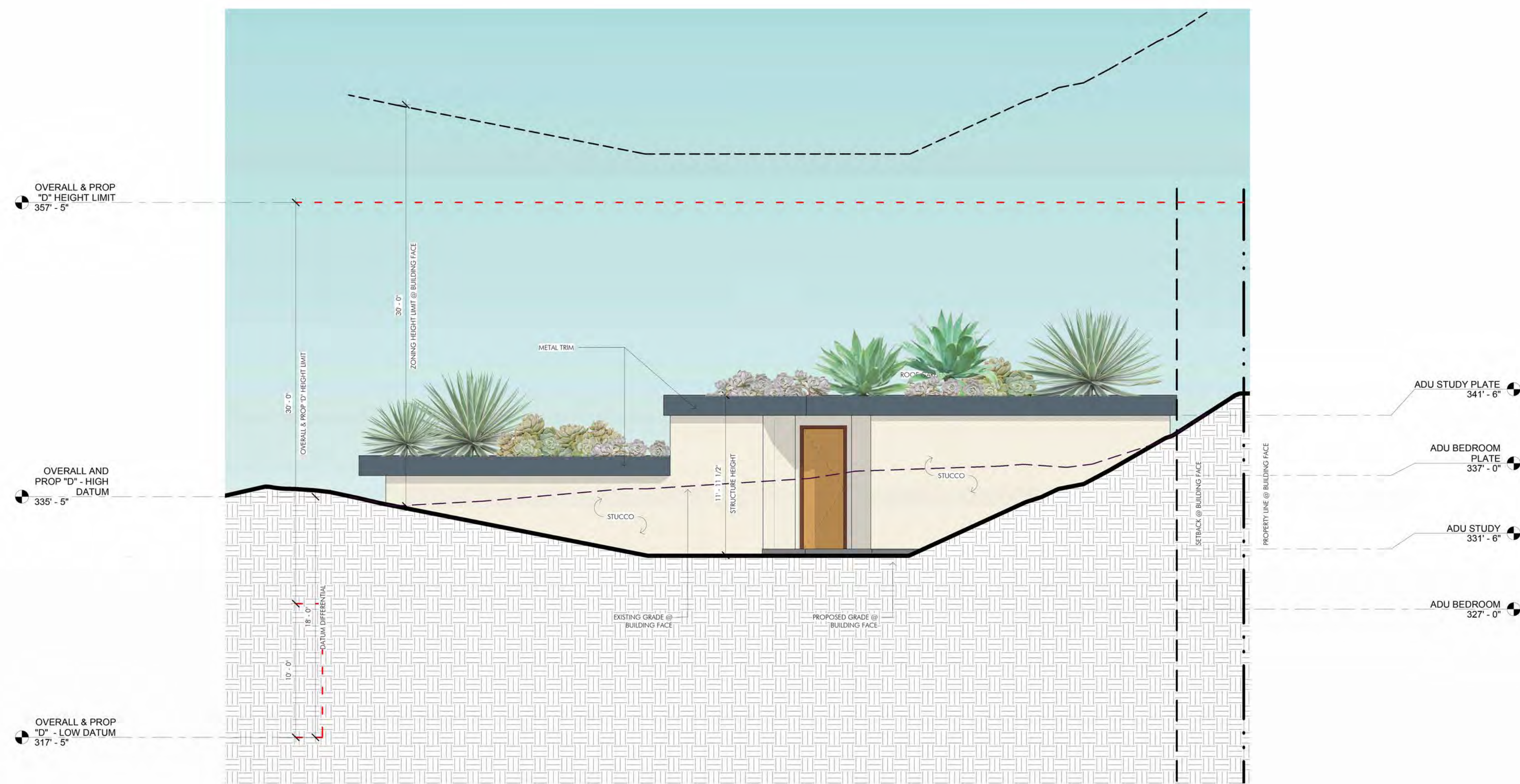
NORTH ELEVATION
1/8" = 1'-0"



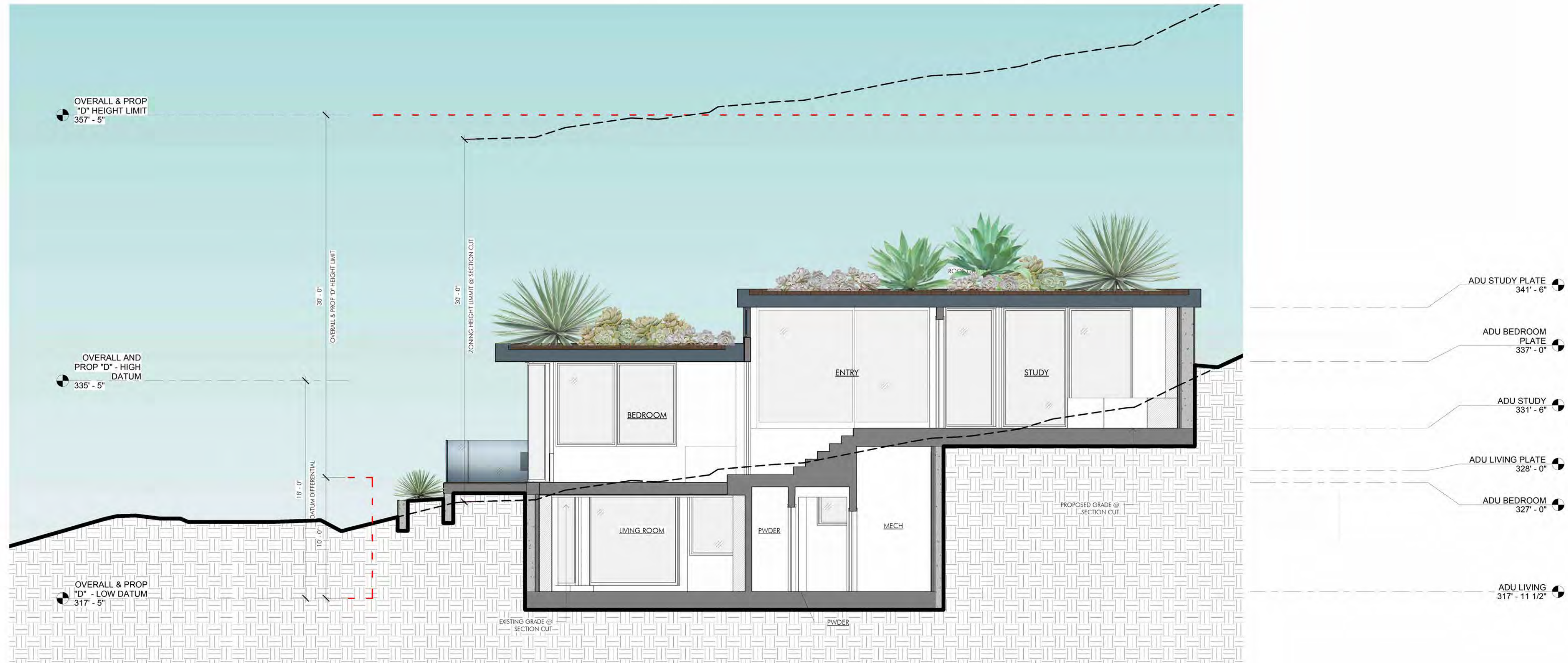
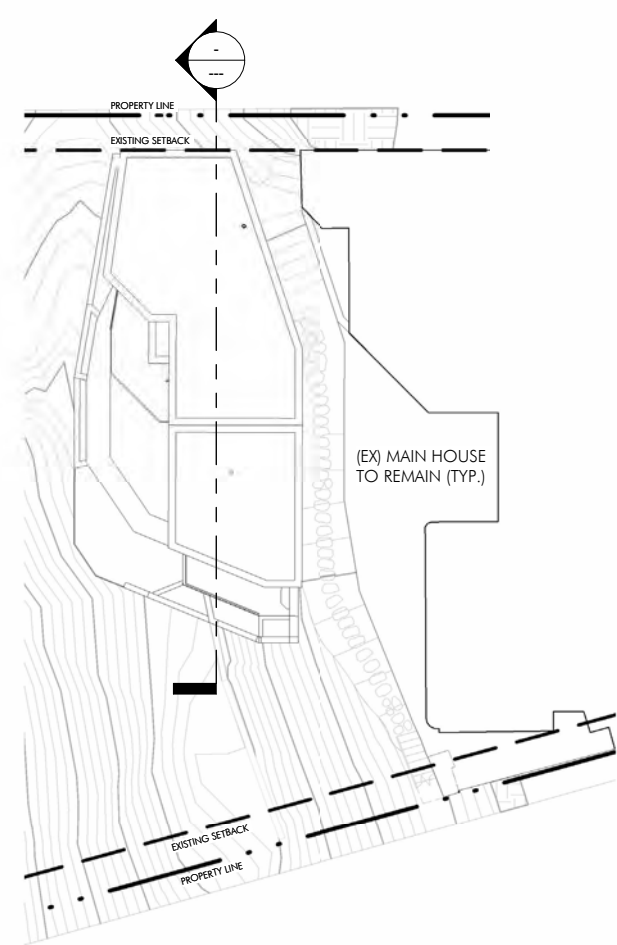
SOUTH ELEVATION
1/8" = 1'-0"

BORDEAUX AVE RESIDENCE

2734 BORDEAUX AVE, LA JOLLA, CA 92037
Date: 04/07/2026



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



SECTION
1/8" = 1'-0"

BORDEAUX AVE RESIDENCE

2734 BORDEAUX AVE, LA JOLLA, CA 92037
Date: 04/07/2026