San Diego Hearing Officer Meeting

PRJ-1087614: 2734 Bordeaux Avenue

PHONE-IN TESTIMONY INFORMATION

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **161 191 4200**

How to Speak to a Particular Item or During Non-Agenda Public Comment:

TO "RAISE YOUR HAND“: click the button on your computer, tablet, or Smartphone, or dial ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO UNMUTE: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.

Development Services Department

2734 Bordeaux Avenue
Project No. PRJ-1087614

Item # 2

Hearing Officer

September 9, 2026

The City of SAN DIEGO

Project Scope

Scope:

- A detached 1,111-sf Accessory Dwelling Unit (ADU) with:
  - A basement;
  - Three roof gardens;
  - Three roof terraces.
- An exterior staircase and on-grade pathway to the ADU;
- Associated site improvements

Location: 2734 Bordeaux Ave in the La Jolla Shores Planned District – Single Family zone, La Jolla Community Plan and Local Coastal Program Land Use Plan

Parcel Size: 0.91-acres

Required Approvals

Process Three – Hearing Officer

- Coastal Development Permit (CDP)
- Site Development Permit (SDP)

Environmental Determination

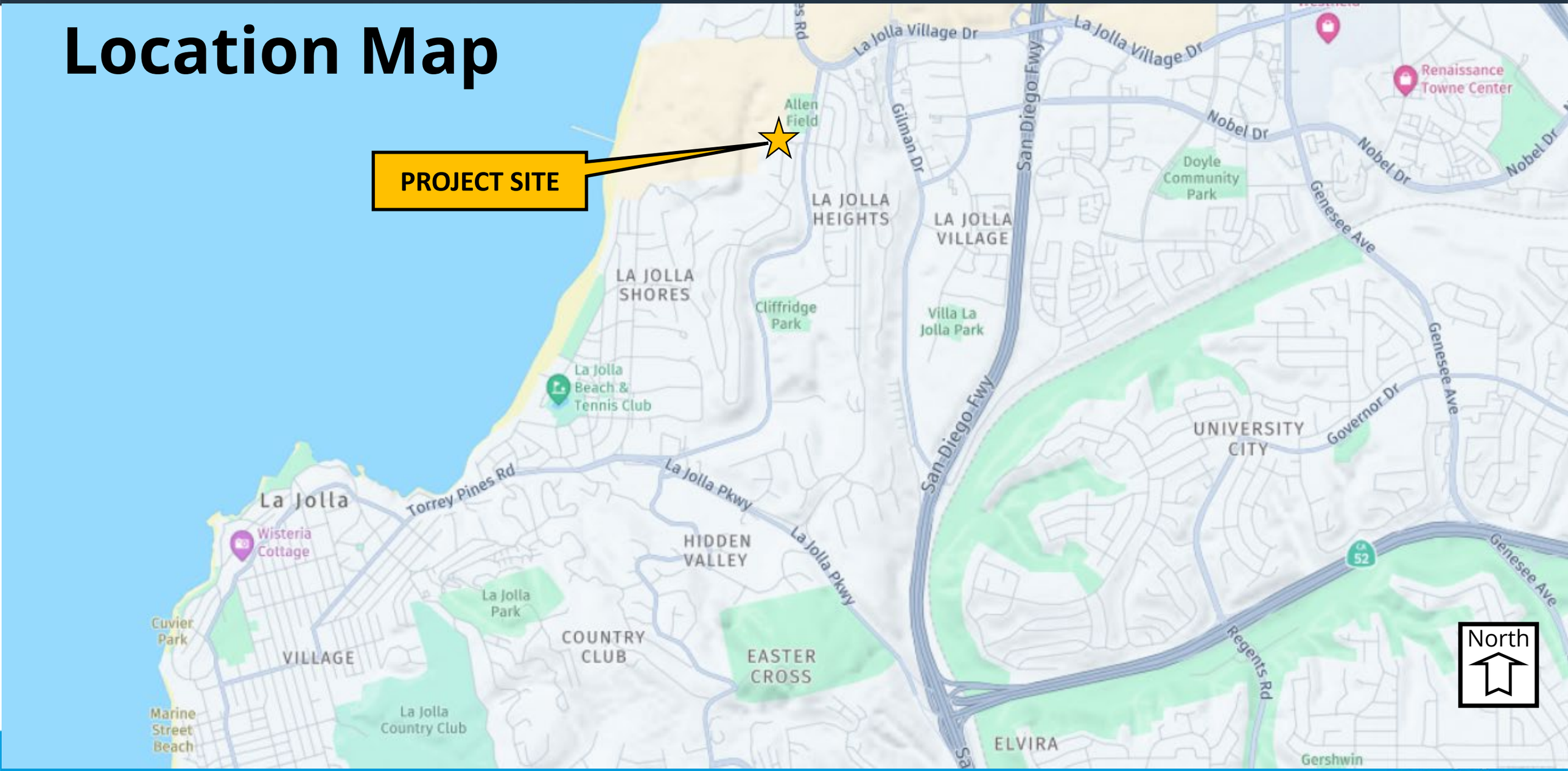
Addendum No. 1087614 to Mitigated Negative Declaration No. 41-0314

Previous Approval

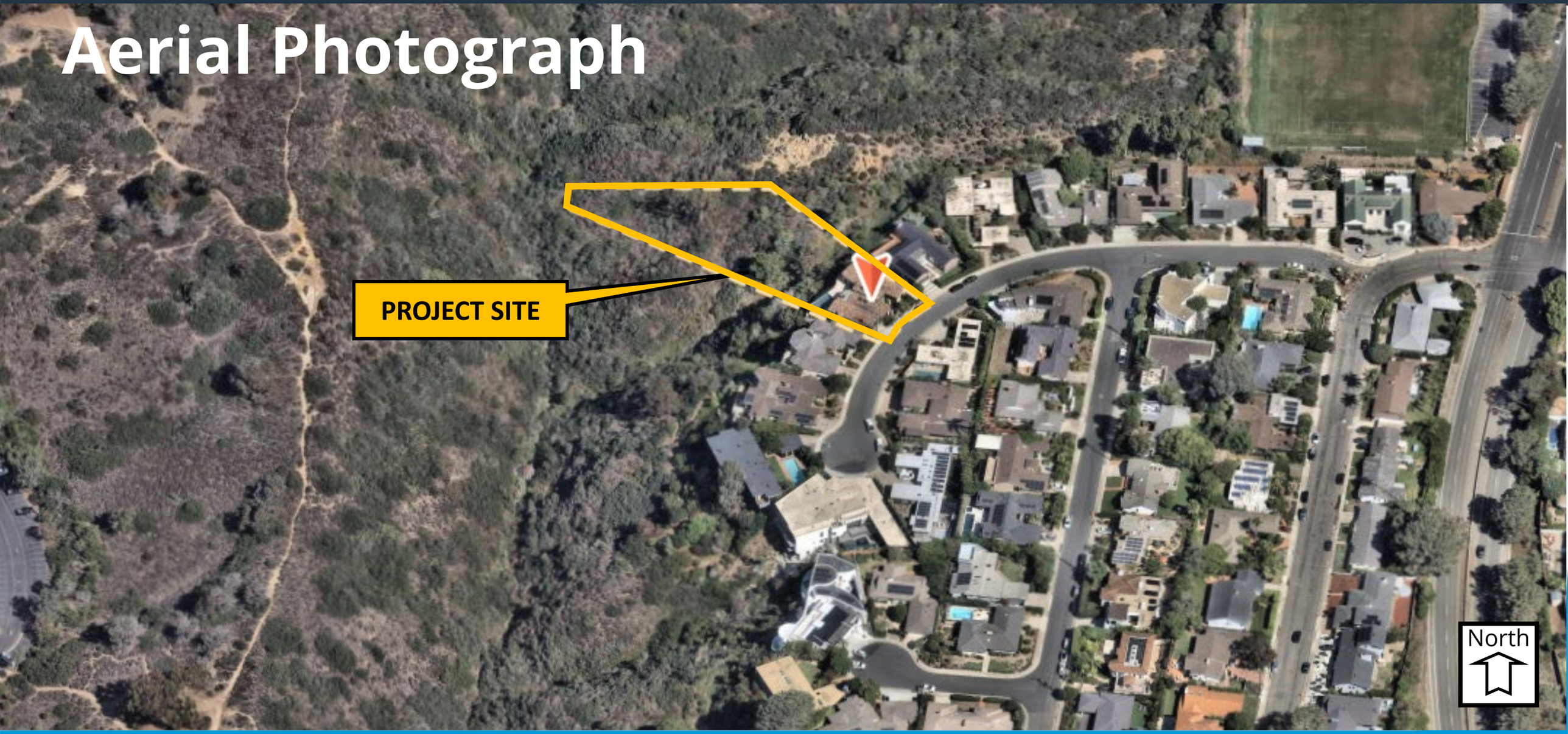
Scope: CDP/SDP/La Jolla Shores Planned District Permit No. 41-0314

- 5,617-sf two-story single-dwelling unit with basement
- Mitigated Negative Declaration (MND) LDR 41-0314

Location Map

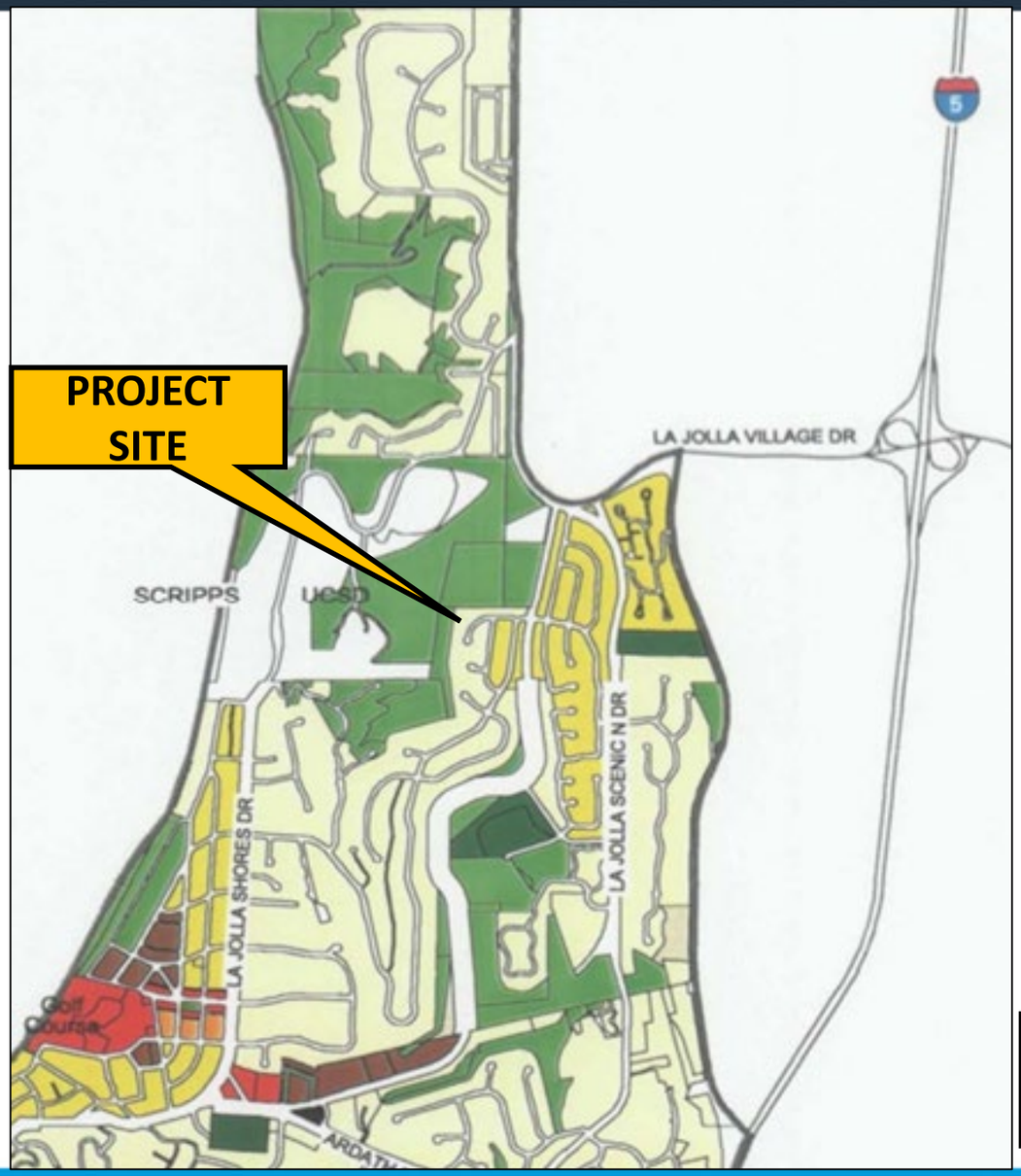


Aerial Photograph

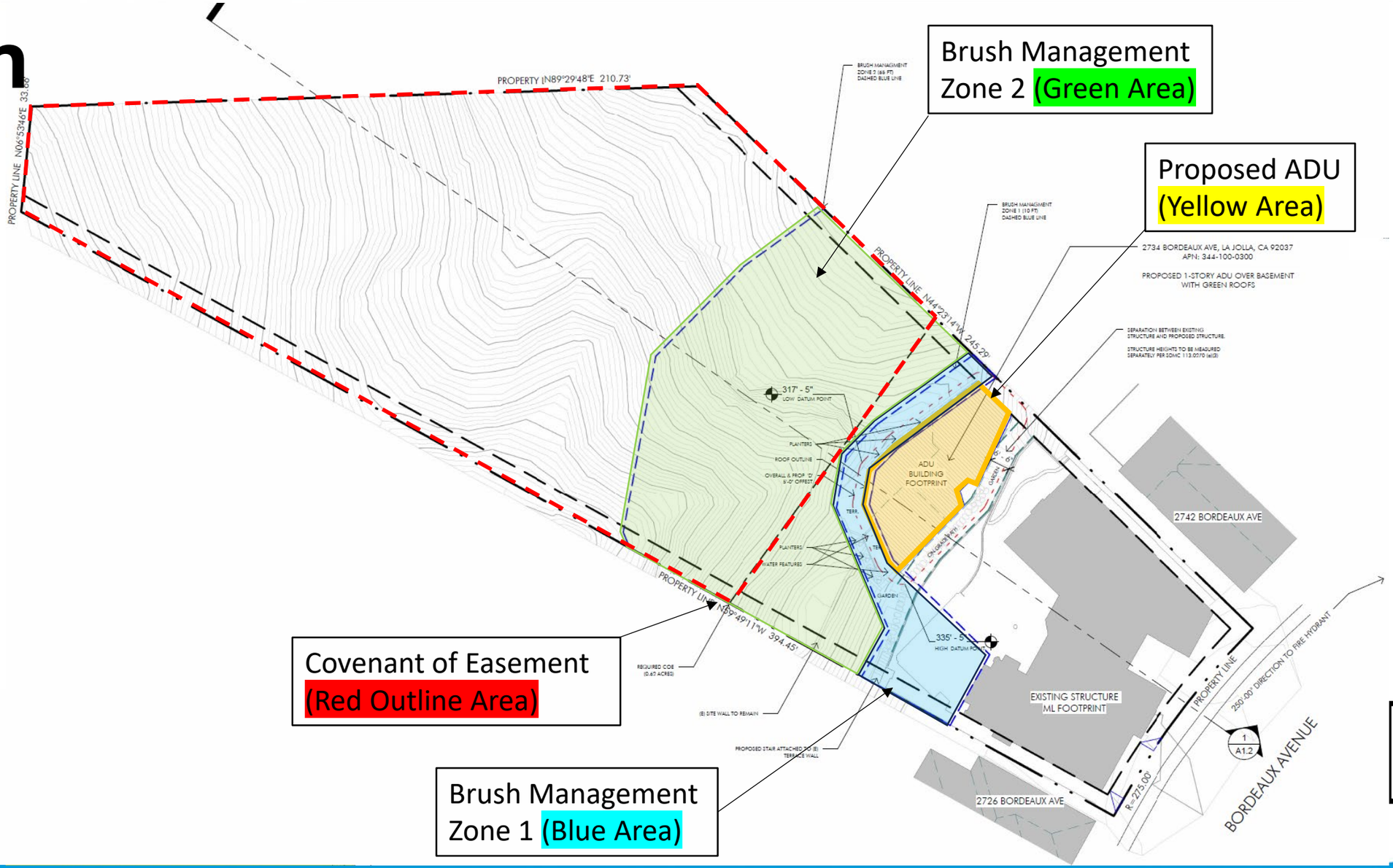


Community Plan Land Use

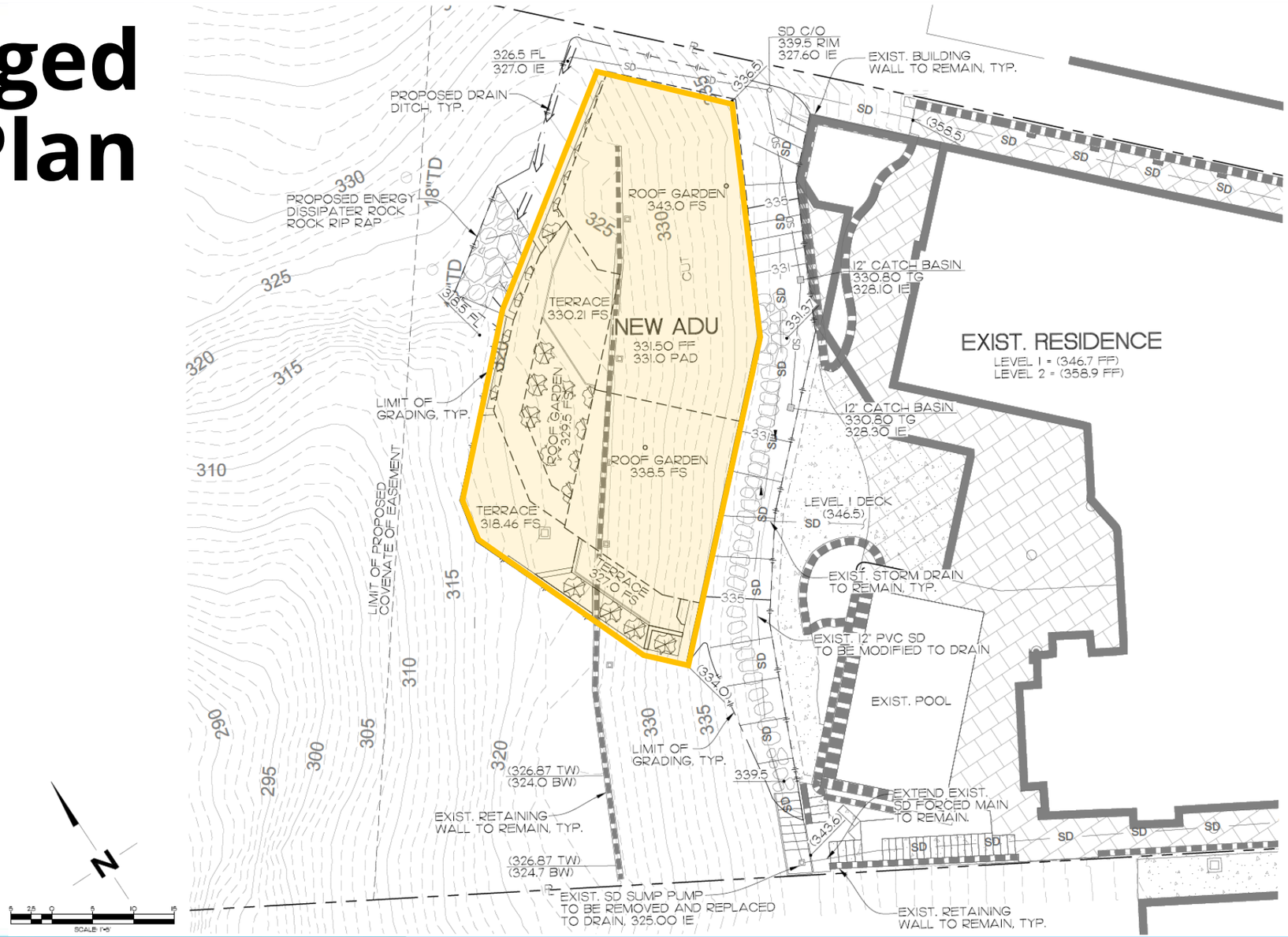
Legend
- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks,Open Space
- Schools
- Cultural
- Community Facilities



Site Plan


Brush Management Zone 2 (Green Area)
Proposed ADU (Yellow Area)
Covenant of Easement (Red Outline Area)
Brush Management Zone 1 (Blue Area)
PROPERTY LINE N89°29'48"E 210.73'
PROPERTY LINE N06°53'46"E 33.36'
PROPERTY LINE N44°23'14"W 245.29'
PROPERTY LINE N89°49'11"W 394.45'
2734 BORDEAUX AVE, LA JOLLA, CA 92037
APN: 344-100-0300
PROPOSED 1-STORY ADU OVER BASEMENT WITH GREEN ROOFS
ADU BUILDING FOOTPRINT
317' - 5"
LOW DATUM POINT
335' - 5"
2742 BORDEAUX AVE
2726 BORDEAUX AVE
EXISTING STRUCTURE ML FOOTPRINT
BORDEAUX AVENUE
North

Enlarged Site Plan



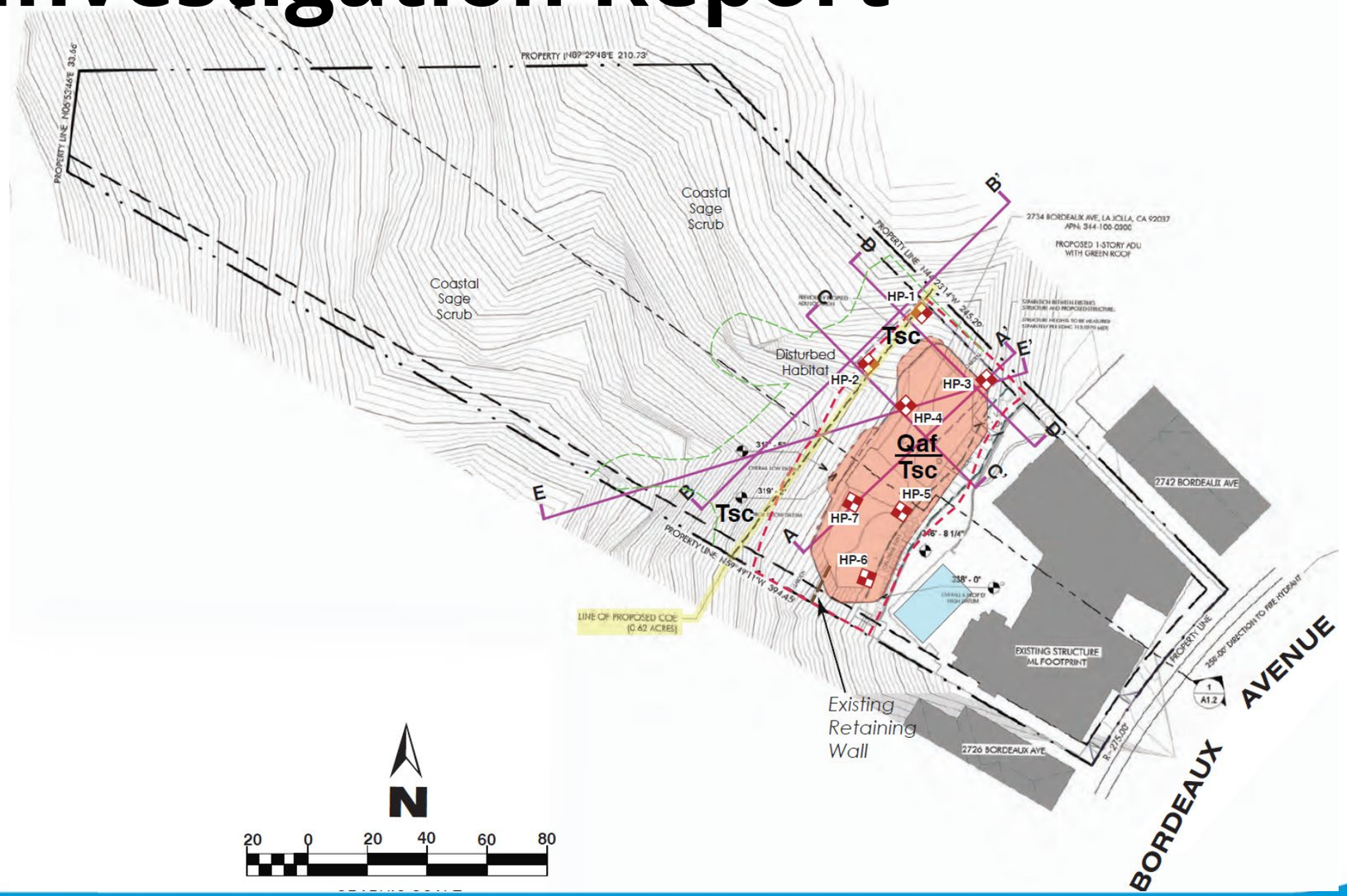
Geotechnical Investigation Report

LEGEND

- HP-4 — Approximate Location of Exploratory Handpit
- Existing Structure
- Proposed Structure
- Limit of Existing Fill
- E — E' — Approximate Location of Cross Section

GEOLOGIC UNITS

- **Qaf** Artificial Fill
- **Tsc** Scripps Formation



Biological Resources Map



Legend

Property Boundary

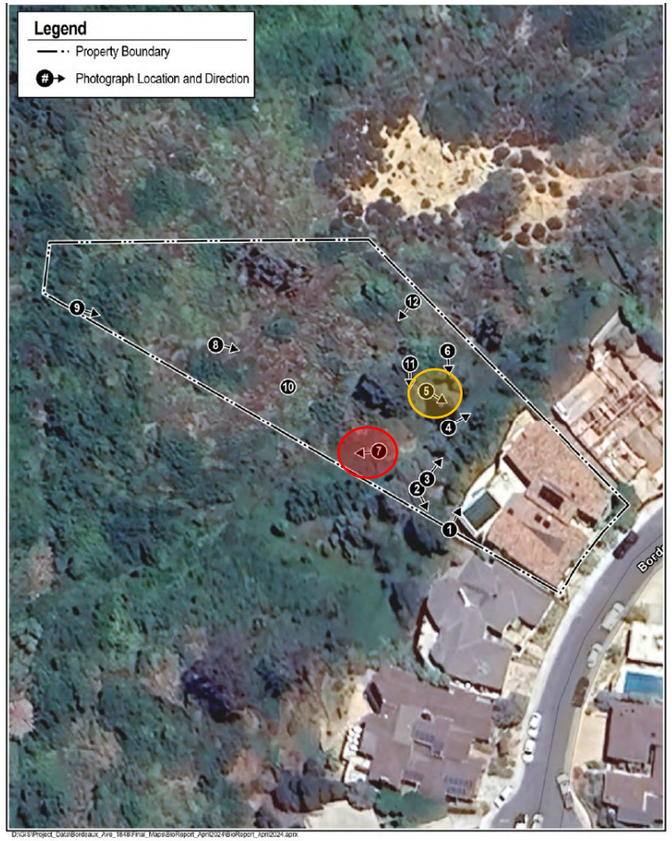
Habitat

- CSS — Coastal Sage Scrub
- DIS — Disturbed Habitat
- DEV — Urban/Developed

Sensitive Species

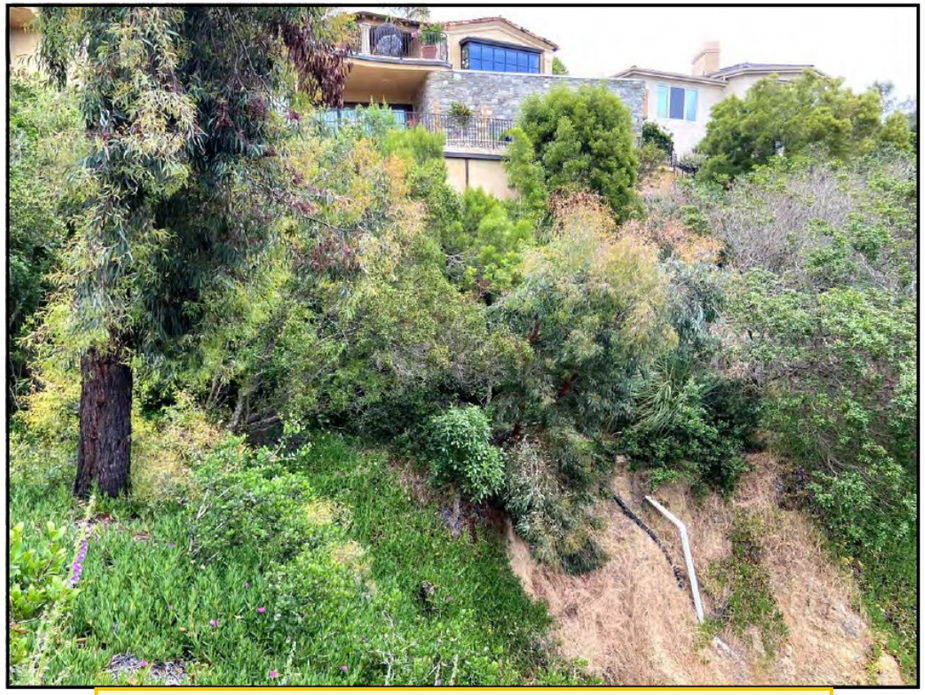
- Torrey Pine — *Pinus torreyana*
- California Desert-thorn — *Lycium californicum*
- Coast Barrel Cactus — *Ferocactus viridescens*

Biological Report – Photo Survey



Photograph Location Map
2734 BORDEAUX AVENUE
0 25 50 Feet
Aerial Source: Google Earth, June 2023
FIGURE 1
May 2024

2734 Bordeaux Avenue Site Photographs, June 2023



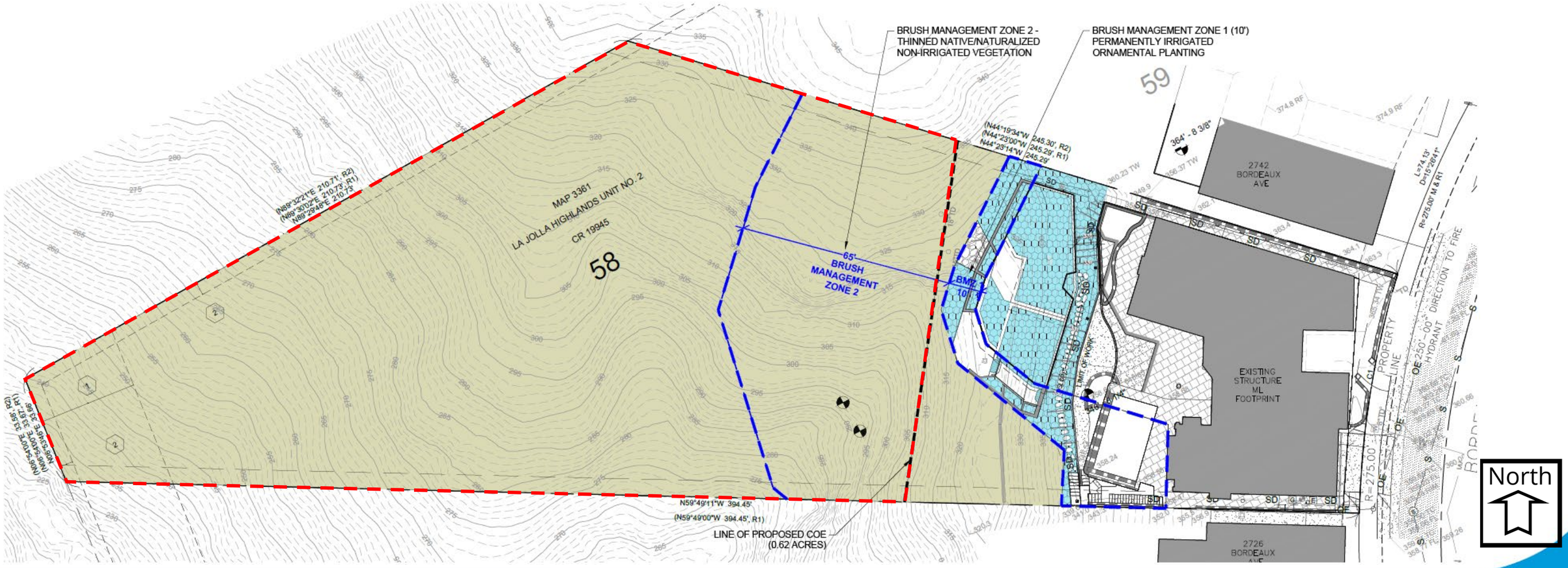
5. View of Developed and Disturbed Land (from upper-central Disturbed area toward east/ southeast).

2734 Bordeaux Avenue Site Photographs, June 2023

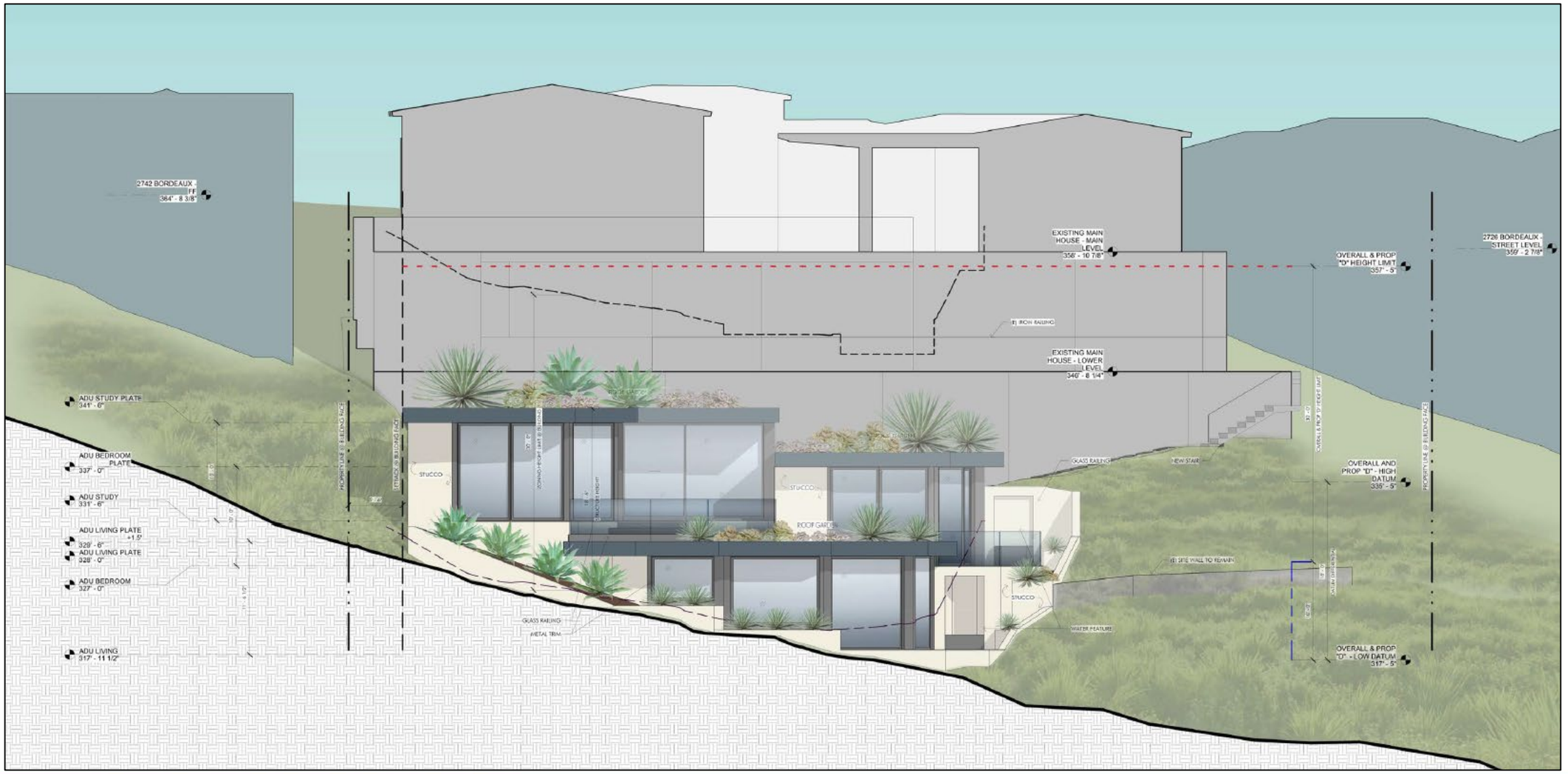


7. View of onsite and offsite Diegan Coastal Sage scrub (from central Disturbed Land toward west).

Brush Management Plan



ADU West Elevation



La Jolla Shores Planned District Advisory Board

On March 18, 2026, the LJPDAB voted 6-0-0 on a motion to recommend **denial** of the project without any conditions.

La Jolla Community Planning Association

On May 7, 2026, the La Jolla Community Planning Association voted 8-7-1 on a motion to **deny** the project due to:

- Out of character;
- Setting precedent for development into ESL.

Staff Recommendation

ADOPT

Addendum No. 1087614 to Mitigated Negative Declaration No. 41-0314.

APPROVE

Coastal Development Permit No. PMT-3211471

Site Development Permit No. PMT-3211472

San Diego Hearing Officer Meeting

PRJ-1087614: 2734 Bordeaux Avenue

PHONE-IN TESTIMONY INFORMATION

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **161 191 4200**

How to Speak to a Particular Item or During Non-Agenda Public Comment:

TO "RAISE YOUR HAND“: click the button on your computer, tablet, or Smartphone, or dial ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO UNMUTE: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.