

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**

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Development Services Department

2734 Bordeaux Avenue
Project No. PRJ-1087614

Item # 2

Hearing Officer

September 9, 2026

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

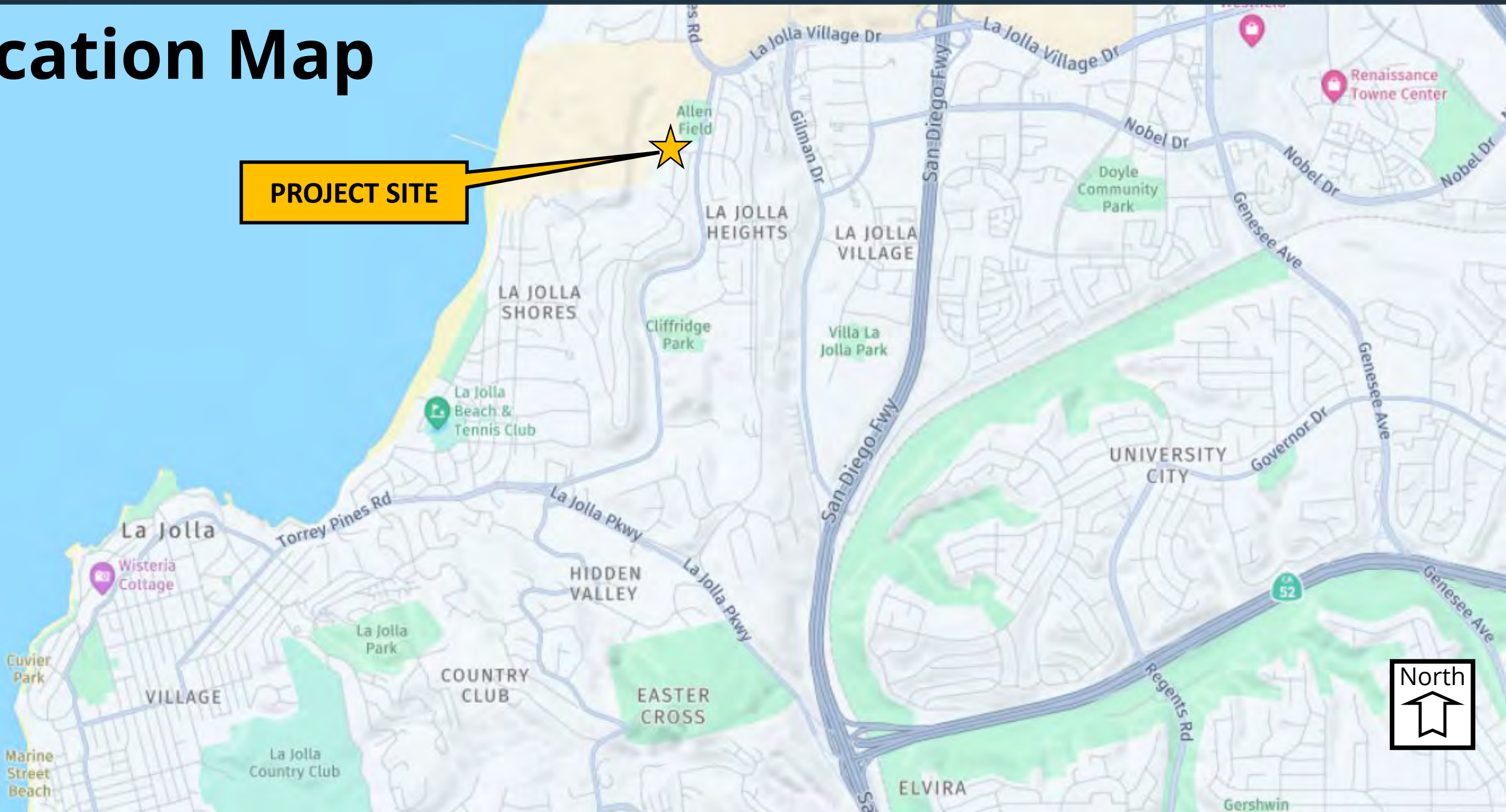
Previous Approval

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

PROJECT SITE



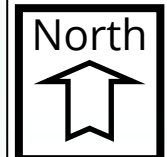
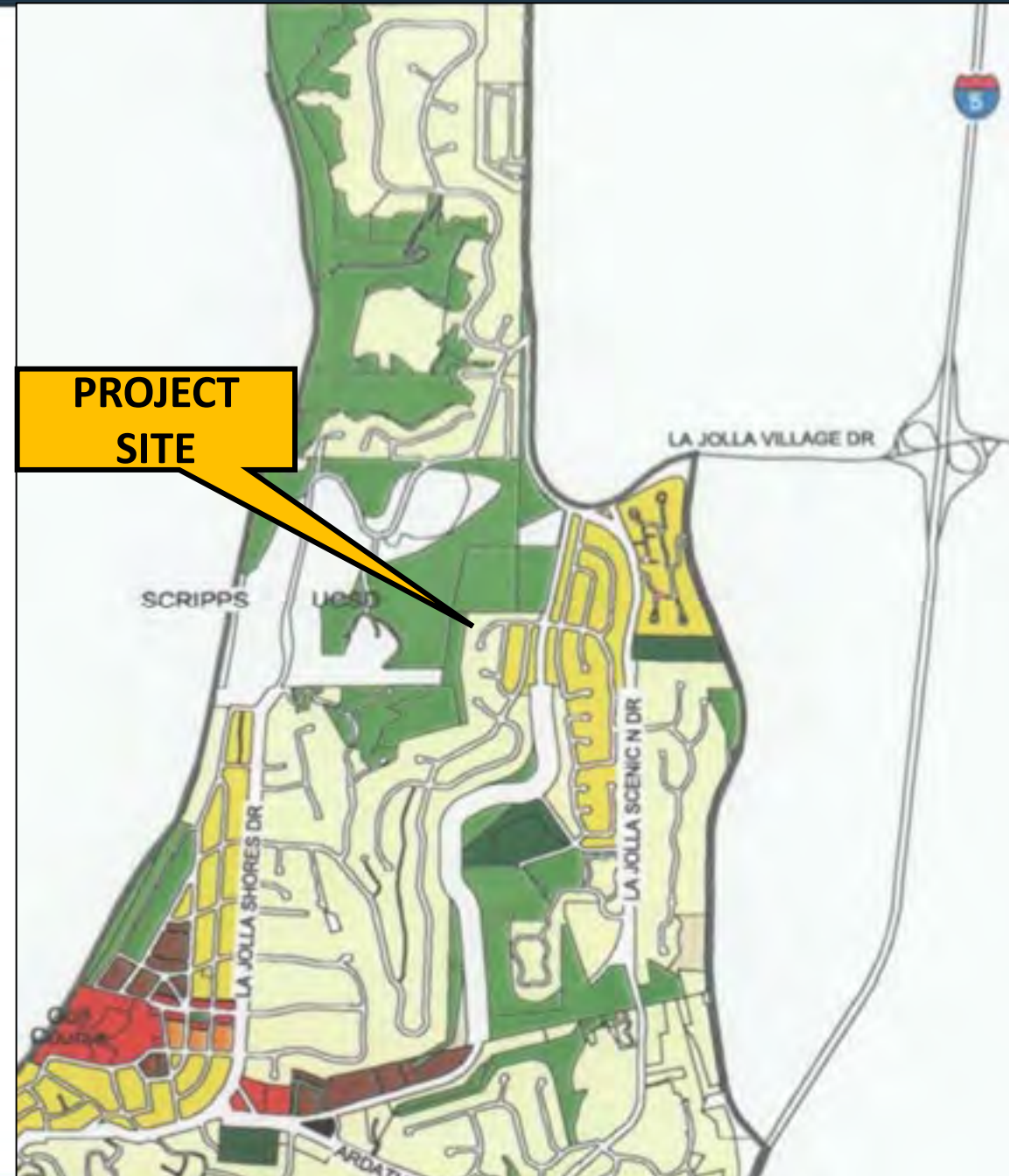
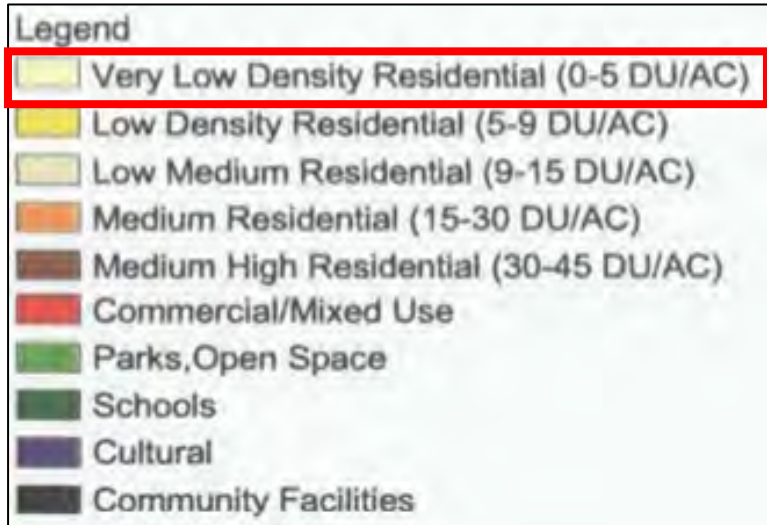


Aerial Photograph

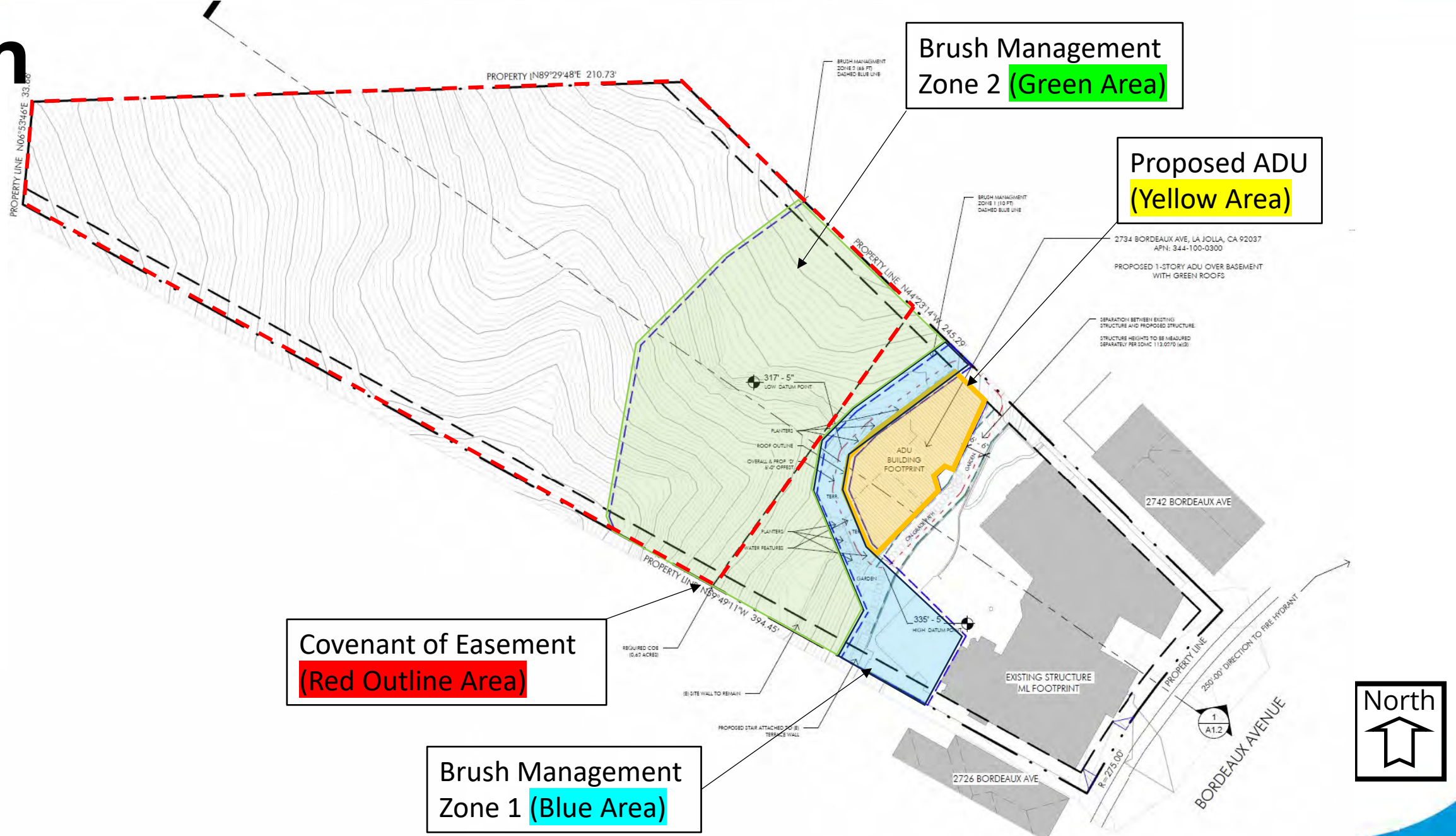
PROJECT SITE



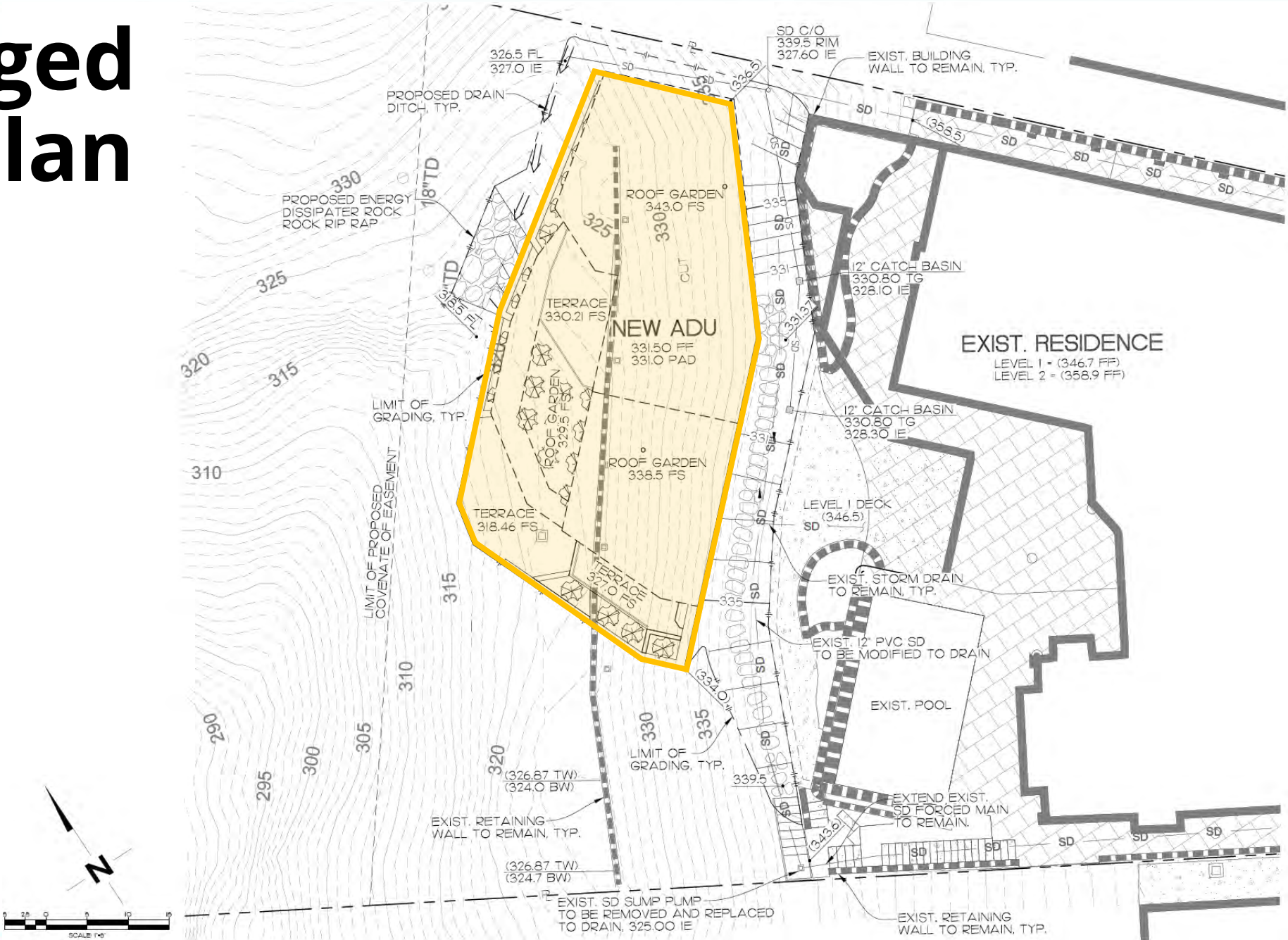
Community Plan Land Use



Site Plan



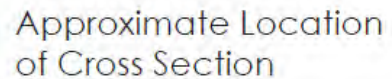
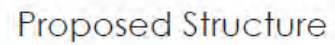
Enlarged Site Plan



LEGEND

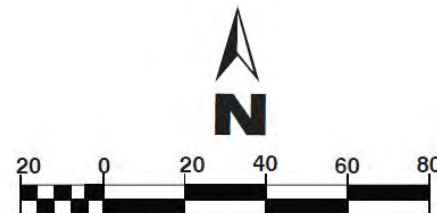
HP-4

Approximate Location of Exploratory Handpit



Artificial Fill

Scripps Formation



Biological Resources Map

Legend

--- Property Boundary

Habitat

CSS Coastal Sage Scrub

DIS Disturbed Habitat

DEV Urban/Developed

Sensitive Species

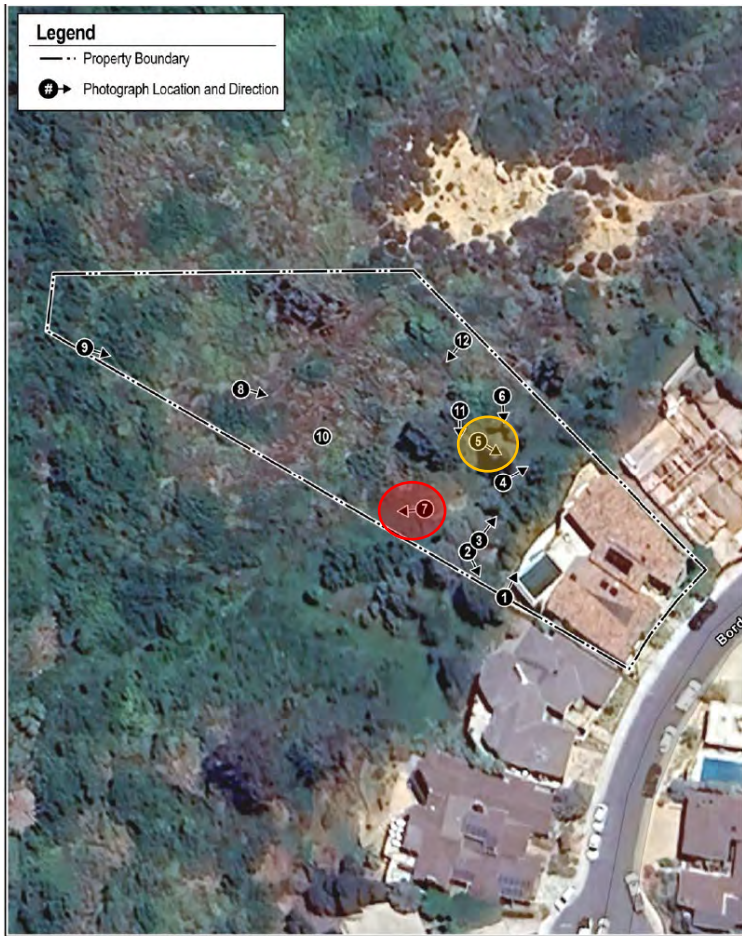
- Torrey Pine
Pinus torreyana
- California Desert-thorn
Lycium californicum
- Coast Barrel Cactus
Ferocactus viridescens



Biological Report – Photo Survey

2734 Bordeaux Avenue Site Photographs, June 2023

2734 Bordeaux Avenue Site Photographs, June 2023

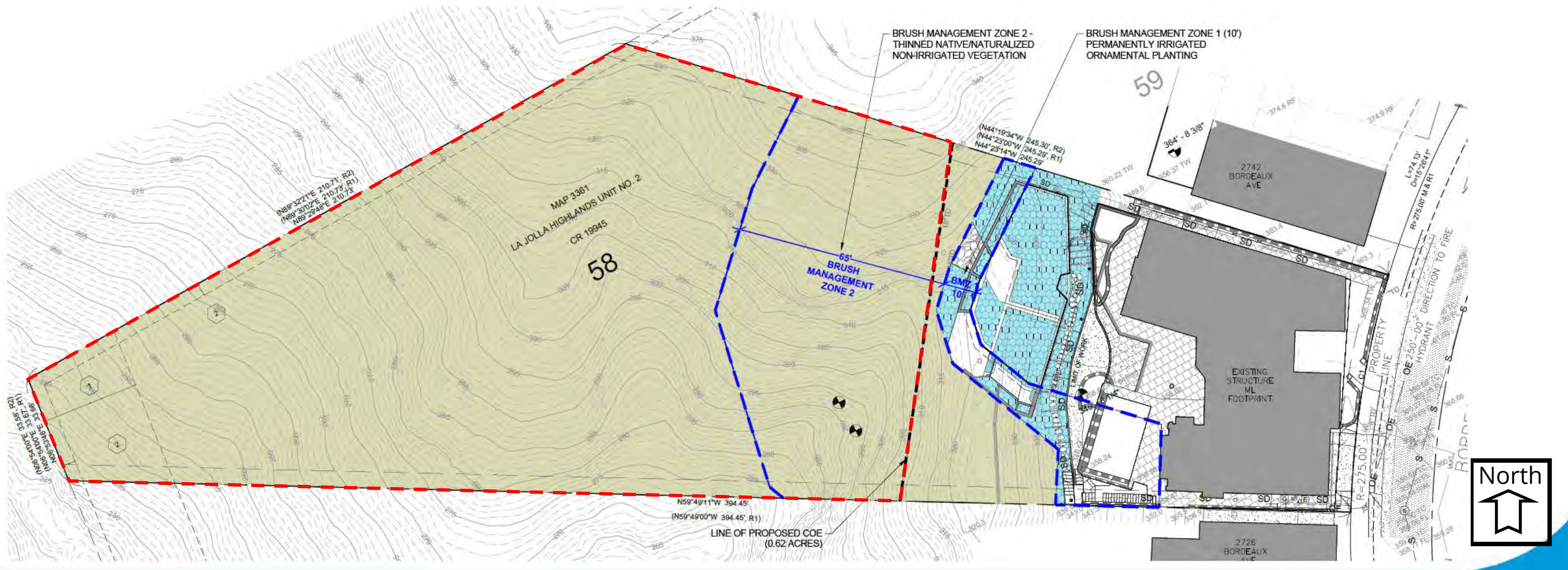


5. View of Developed and Disturbed Land (from upper-central Disturbed area toward east/southeast).



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

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