

**La Jolla Shores Planned District Advisory Board (LJSPDAB)  
Online Virtual Meeting**

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

**For Action Items**

- Project Tracking System (PTS) Number and Project Name (only submitted projects can be heard as action items): PTS-0700217
- Address and APN(s): 2790 Bordeaux Avenue, La Jolla, CA 92037 344-111-05-00
- Project contact name, phone, e-mail: Klaudia Gemballa, (619)333-4864, klaudiag@architectslocal.com
- Project description: Remodel and addition of a 1-story single family residence.
- Please indicate the action you are seeking from the Advisory Board:
  - Recommendation that the Project is minor in scope (Process 1)
  - Recommendation of approval of a Site Development Permit (SDP)
  - Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
  - Other: \_\_\_\_\_
- In addition, provide the following:
  - lot size: 9,242 SF
  - existing structure square footage and FAR (if applicable): 2,708 SF, FAR = 0.29
  - proposed square footage and FAR: 3,181 SF, FAR = 0.34
  - existing and proposed setbacks on all sides: VARIES
  - height if greater than 1-story (above ground): 17'-3 1/2"

**For Information Items** *(For projects seeking input and direction. No action at this time)*

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept): \_\_\_\_\_
- Address and APN(s): \_\_\_\_\_
- Project contact name, phone, e-mail: \_\_\_\_\_
- Project description: \_\_\_\_\_
- In addition to the project description, please provide the following:
  - lot size: \_\_\_\_\_
  - existing structure square footage and FAR (if applicable): \_\_\_\_\_
  - proposed square footage and FAR: \_\_\_\_\_
  - existing and proposed setbacks on all sides: \_\_\_\_\_
  - height if greater than 1-story (above ground): \_\_\_\_\_
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (community character, aesthetics, design features, etc.): \_\_\_\_\_

**Exhibits and other materials to provide:**

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board's review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City's website: <https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> for view by the public:

- All exhibits should be sized to 8 ½" X 11" format
- Exhibits, which can contain the following:
  - A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
  - B. Elevations for all sides;
  - C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
  - D. If the proposal is for a building with more than one story, show:
    - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
    - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
    - the height of neighboring buildings compared to the proposed structure's height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association

**Meeting Presentation – updated 8/31/20**

Due to COVID-19, the La Jolla Shores Planned District Advisory Group meetings will be conducted as online virtual meetings utilizing the Zoom application. Staff will provide all applicants, as well as the public instructions for logging in and participating in the meeting.

For the meeting, the applicant should provide a concise powerpoint presentation on their project or simply present the exhibits provided for the agenda distribution as their presentation. During the meeting, staff will allow the applicant to become the presenter, so that they may share their screen and run their presentation.

**PLEASE DO NOT PROVIDE THE FOLLOWING:**

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the "owner/applicant" and they are the designated point of contact

The Advisory Board members are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects. Action Items will be heard first.

Thank you,

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

Marlon I. Pangilinan, Senior Planner  
[mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)  
 Planning Department  
 9485 Aero Drive MS 413

San Diego CA 92123  
619-235-5293

# BORDEAUX AVENUE

## PROJECT INFORMATION

ADDRESS:	2790 BORDEAUX AVE LA JOLLA, CA 92037
LEGAL DESCRIPTION:	
APN:	344-111-05-00
LOT:	LOT 56
MAP:	LA JOLLA HIGHLANDS UNIT # 2
SUBDIVISION:	003361
ZONING:	LJSPD-SF
OVERLAY ZONE:	COASTAL HEIGHT LIMIT COASTAL OVERLAY ZONE CAMPUS PARKING IMPACT TRANSIT PRIORITY AREA
GEOLOGICAL CATEGORY:	53
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
SPRINKLERED:	NO
DATE BUILT:	1959
EXISTING USE:	1-STORY SINGLE FAMILY HOUSE W/ ATTACHED 2-CAR GARAGE
PROPOSED USE:	1-STORY SINGLE FAMILY HOUSE W/ ATTACHED 2-CAR GARAGE & ROOF DECK
NUMBER OF STORIES:	1
LOT SIZE:	9,242 SF
(E) BUILDING HEIGHT:	10'-8"
(P) BUILDING HEIGHT:	17'-3"
<b>TOTAL (E) BUILDING SF GROSS:</b>	<b>2708 SF</b>
(E) GARAGE SF:	532 SF
(E) ENTRY LEVEL SF:	2176 SF
<b>TOTAL (N) ADDITION SF GROSS:</b>	<b>473 SF</b>
(N) GARAGE SF:	0 SF
(N) ENTRY LEVEL ADDITION SF:	473 SF
<b>(N) TOTAL GROSS SF:</b>	<b>3181 SF</b>
(N) TOTAL GARAGE:	532 SF
(N) TOTAL ENTRY LEVEL GROSS SF:	3181
<b>(N) TOTAL FAR</b>	<b>3181 SF</b>
(N) ROOF DECK:	
TOTAL AREA OF GROUND DISTURBANCE:	473 SF
LANDSCAPE/PERVIOUS AREA:	3,238 SF
<b>LOT COVERAGE:</b>	
LOT SIZE:	9,242 SF
MAX COVERAGE:	N/A
(E) LOT COVERAGE:	2,708/9,242 = 29%
(N) LOT COVERAGE:	3,181/9,242 = 34%
<b>FLOOR AREA RATIO:</b>	
MAX FAR:	9242*.55 = 5,083
EXISTING FAR:	2,708/9,242 = .29
NEW FAR:	13,181/9,242 = .34
PARKING SUMMARY:	2-CAR GARAGE
OVERALL HEIGHT CHANGE:	6'-4"

## RENDERINGS



## SHEET INDEX

- A00 - TITLE SHEET
- A01 - PHOTOGRAPHIC SURVEY
- A02 - SITE SURVEY
- A03 - SURROUNDING CONTEXT
- A04 - SITE PLAN
- A05 - FLOOR PLAN AREAS
- A06 - SITE SECTIONS
- A07 - RENDERINGS
- A08 - MATERIALS
- A09 - EXISTING FLOOR PLAN
- A10 - DEMO PLAN
- A11 - PROPOSED FLOOR PLAN
- A12 - NORTH & SOUTH ELEVATIONS
- A13 - EAST & WEST ELEVATIONS
- A14 - BUILDING SECTIONS
- A15 - BUILDING SECTIONS

## VICINITY MAP




  
 DEVELOPERS  
 DESIGNERS  
 ARCHITECTS  
 BUILDERS  
 INVESTORS

710 13th STREET, SUITE 307  
 SAN DIEGO, CA | 92101  
 619.535.0537

# 2790 BORDEAUX AVENUE

TITLE SHEET: **A00**

DATE: **03.16.22**

SCALE:

PHOTO 1



PHOTO 2



PHOTO 3

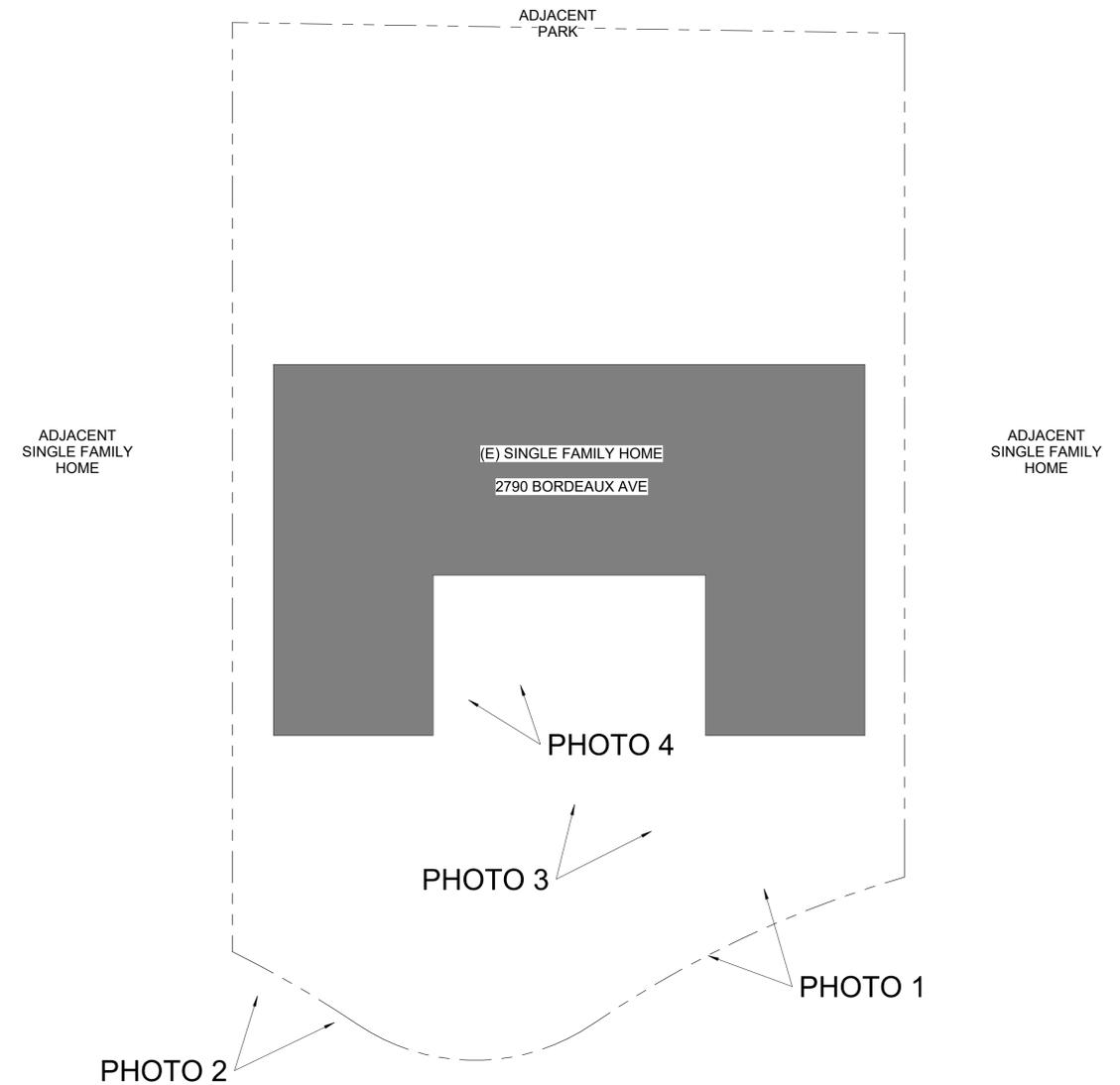


PHOTO 4



**PROJECT INFORMATION**

ADDRESS: 2790 BORDEAUX AVE  
 LEGAL DESCRIPTION: 344-111-05-00  
 APN: LOT 65  
 LOT: LA JOLLA HIGHLANDS UNIT # 2  
 MAP: 003361  
 SUBDIVISION:  
 ZONING: LJSPD  
 OVERLAY ZONE: CAMPUS IMPACT PARKING  
 TRANSIT PRIORITY AREA  
 BEACH PARKING IMPACT OVERLAY  
 GEOLOGICAL CATEGORY: 51  
 OCCUPANCY: R-3  
 CONSTRUCTION TYPE: V-B  
 SPRINKLERED: NO  
 DATE BUILT: 1959  
 EXISTING USE: 1-STORY SINGLE FAMILY HOUSE  
 W/ ATTACHED 2-CAR GARAGE  
 NUMBER OF STORIES: 1  
 LOT SIZE: 9,242 SF  
 (E) BUILDING HEIGHT: 15'



① (E) SITE PLAN PHOTO KEYMAP  
1" = 10'-0"



DEVELOPERS  
DESIGNERS  
ARCHITECTS  
BUILDERS  
INVESTORS

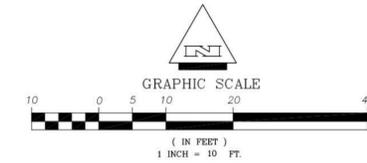
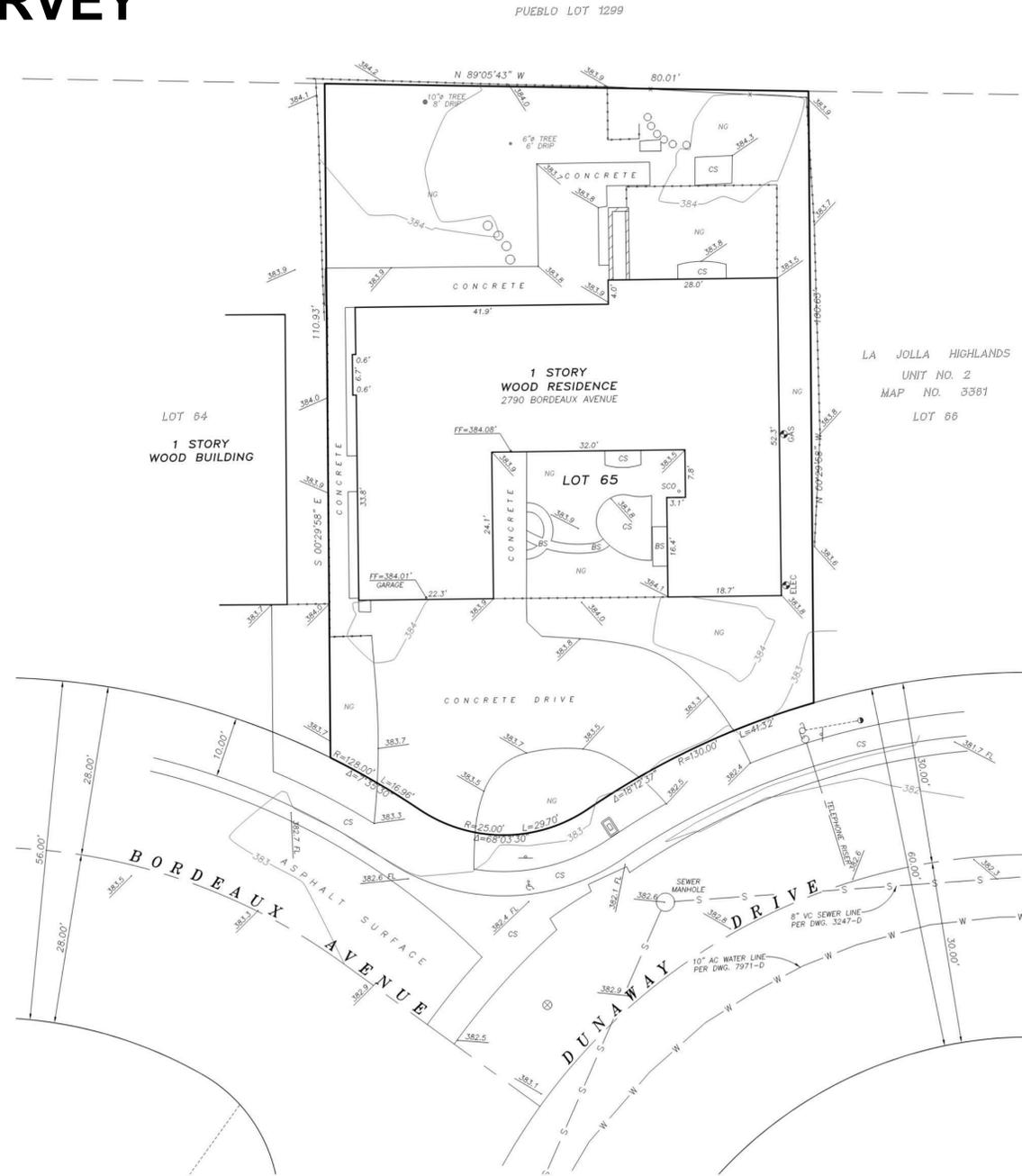
**LOCA**

710 13th STREET, SUITE 307  
SAN DIEGO, CA | 92101  
619.535.0537

# 2790 BORDEAUX AVENUE

PHOTOGRAPHIC SURVEY: **A01**  
 DATE: **03.16.22**  
 SCALE: **1" = 10'-0"**

# SITE SURVEY

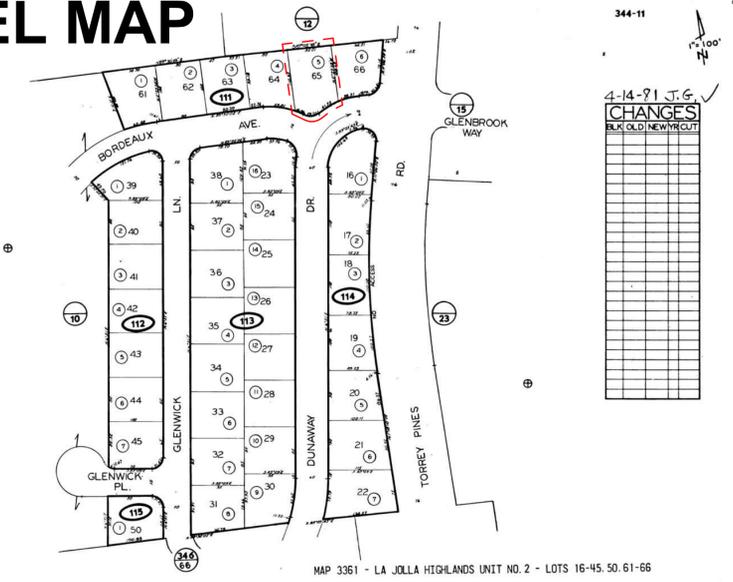


- LEGEND:**
- ⊕ INDICATES ELECTRIC METER
  - ⊕ INDICATES GAS METER/VALVE
  - ⊕ INDICATES WATER METER
  - ⊕ INDICATES UTILITY POLE
  - ⊕ INDICATES GUY SUPPORT
  - ⊕ INDICATES SIGN
  - ⊕ INDICATES PEDESTRIAN RAMP
  - FF INDICATES FINISHED FLOOR
  - FL INDICATES FLOWLINE
  - CS INDICATES CONCRETE SURFACE
  - NG INDICATES NATURAL GROUND
  - BS INDICATES BRICK SURFACE
  - SCD INDICATES SEWER CLEANOUT
  - INDICATES PROPERTY LINE
  - INDICATES WOOD FENCE
  - INDICATES WALL
  - S— INDICATES SEWER LINE
  - W— INDICATES WATER LINE

**LEGAL DESCRIPTION:**  
LOT 65 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.

**BASIS OF ELEVATION:**  
CITY OF SAN DIEGO BENCHMARK:  
SOUTHWEST BRASS PLUG  
LOCATED AT THE INTERSECTION OF BORDEAUX AVENUE AND GLENWICK LANE  
ELEVATION = 379.954 M.S.L.

## PARCEL MAP



Robert J. Bateman  
ROBERT J. BATEMAN, P.L.S. 7046

SAN DIEGO COUNTY  
RECORDERS MAP  
BOOK 344 PAGE 11  
MAILED FOR ASSESSMENT PURPOSES ONLY

DEVELOPERS  
DESIGNERS  
ARCHITECTS  
BUILDERS  
INVESTORS

**LOCAL**

710 13th STREET, SUITE 307  
SAN DIEGO, CA | 92101  
619.535.0537

# 2790 BORDEAUX AVENUE

SITE SURVEY: **A02**

DATE: **03.16.22**

SCALE: **1" = 10'-0"**



1 SURROUNDING HOMES  
1" = 80'-0"



ADDRESS	APN	LOT SIZE*	HOUSE SF
1. 2758 BORDEAUX AVENUE	344-111-01-00	8,603 SF	2,566 SF
2. 2766 BORDEAUX AVENUE	344-111-02-00	8,536 SF	2,721 SF
3. 2774 BORDEAUX AVENUE	344-111-03-00	7,774 SF	2,018 SF
4. 2782 BORDEAUX AVENUE	344-111-04-00	8,550 SF	2,526 SF
5. <b>2790 BORDEAUX AVENUE</b>	<b>344-111-05-00</b>	<b>9,242 SF</b>	<b>(P)2,649 SF</b>
6. 8794 DUNAWAY DRIVE	344-111-06-00	8,005 SF	1,608 SF
7. 8765 GLENWICK LANE	344-113-01-00	9,717 SF	4,086 SF
8. 8751 GLENWICK LANE	344-113-02-00	8,302 SF	3,184 SF
9. 8766 DUNAWAY DRIVE	344-113-16-00	9,058 SF	2,649 SF
10. 8752 DUNAWAY DRIVE	344-113-15-00	8,222 SF	1,904 SF
11. 8734 DUNAWAY DRIVE	344-113-14-00	8,147 SF	2,866 SF
12. 8781 DUNAWAY DRIVE	344-114-01-00	7,246 SF	2,006 SF
13. 8755 DUNAWAY DRIVE	344-114-02-00	7,729 SF	1,620 SF
14. 8830 CLIFFFRIDGE AVENUE	344-151-05-00	8,293 SF	1,818 SF
15. 8818 CLIFFFRIDGE AVENUE	344-151-06-00	8,277 SF	3,164 SF
16. 8806 CLIFFFRIDGE AVENUE	344-151-07-00	7,629 SF	2,316 SF
17. 8778 CLIFFFRIDGE AVENUE	344-154-01-00	9,163 SF	2,663 SF
18. 8766 CLIFFFRIDGE AVENUE	344-230-62-00	8,811 SF	2,366 SF
<b>AVERAGE (EXCLUDING PROJECT SITE)</b>		<b>8,356 SF</b>	<b>2,475 SF</b>
<i>(AREA EXCLUDES GARAGES)</i>			

ADDRESS	FAR	BUILDING SETBACKS:			
		FRONT	SIDE 1	SIDE 2	REAR
1. 2758 BORDEAUX AVENUE	.30	17'	6'	6'	7'
2. 2766 BORDEAUX AVENUE	.32	17'	6'	6'	4'
3. 2774 BORDEAUX AVENUE	.26	17'	6'	6'	15'
4. 2782 BORDEAUX AVENUE	.30	15'	4'	4'	17'
5. <b>2790 BORDEAUX AVENUE</b>	<b>(E).29 (P).34</b>	<b>(E)25'</b>	<b>(E)5'</b>	<b>(E)5'</b>	<b>(E)30' (P) 10'</b>
6. 8794 DUNAWAY DRIVE	.20	24'	4'	4'	15'
7. 8765 GLENWICK LANE	.42	11'	15'	4'	6'
8. 8751 GLENWICK LANE	.38	20'	4'	4'	15'
9. 8766 DUNAWAY DRIVE	.29	10'	21'	4'	15'
10. 8752 DUNAWAY DRIVE	.23	20'	10'	4'	20'
11. 8734 DUNAWAY DRIVE	.35	15'	4'	5'	20'
12. 8781 DUNAWAY DRIVE	.28	15'	8'	4'	10'
13. 8755 DUNAWAY DRIVE	.21	10'	4'	10'	35'
14. 8830 CLIFFFRIDGE AVENUE	.22	20'	4'	4'	40'
15. 8818 CLIFFFRIDGE AVENUE	.38	20'	5'	5'	10'
16. 8806 CLIFFFRIDGE AVENUE	.30	20'	10'	20'	15'
17. 8778 CLIFFFRIDGE AVENUE	.29	15'	25'	4'	25'
18. 8766 CLIFFFRIDGE AVENUE	.27	20'	4'	9'	20'
<b>AVERAGE (EXCLUDING PROJECT SITE)</b>	<b>.29</b>	<b>17'</b>	<b>8'</b>	<b>6'</b>	<b>17'</b>

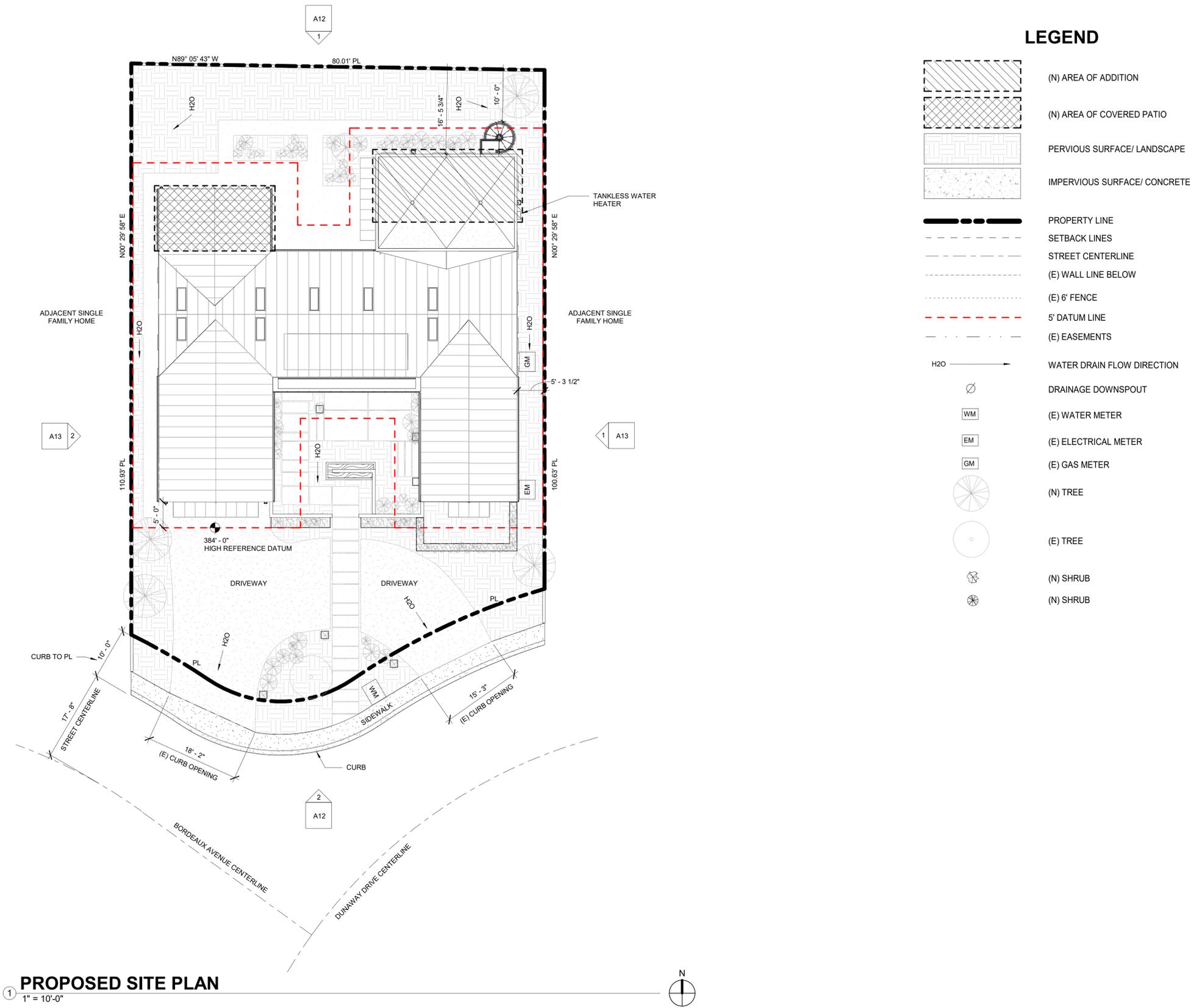
DEVELOPERS  
DESIGNERS  
ARCHITECTS  
BUILDERS  
INVESTORS

**LOCA**

710 13th STREET, SUITE 307  
SAN DIEGO, CA | 92101  
619.535.0537

# 2790 BORDEAUX AVENUE

SURROUNDING CONTEXT: **A03**  
DATE: **03.16.22**  
SCALE: **1" = 80'-0"**



DEVELOPERS  
 DESIGNERS  
**LOCAL**  
 ARCHITECTS  
 BUILDERS  
 INVESTORS

710 13th STREET, SUITE 307  
 SAN DIEGO, CA | 92101  
 619.535.0537

# 2790 BORDEAUX AVENUE

SITE PLAN: **A04**

DATE: **03.16.22**

SCALE: **As indicated**

LOT SIZE: 9,242 SF

(E) BUILDING  
 (E) ENTRY LEVEL 2,176 SF  
 (E) GARAGE 532 SF  
 (E) TOTAL BUILDING SF 2,708 SF  
 (E) GROSS BUILDING SF 2,708 SF

(E) TOTAL DECK: 0 SF  
 (P) DECK ADDITION: 473 SF  
 (P) TOTAL DECK: 473 SF

LANDSCAPE/PERVIOUS AREA: 3,238 SF

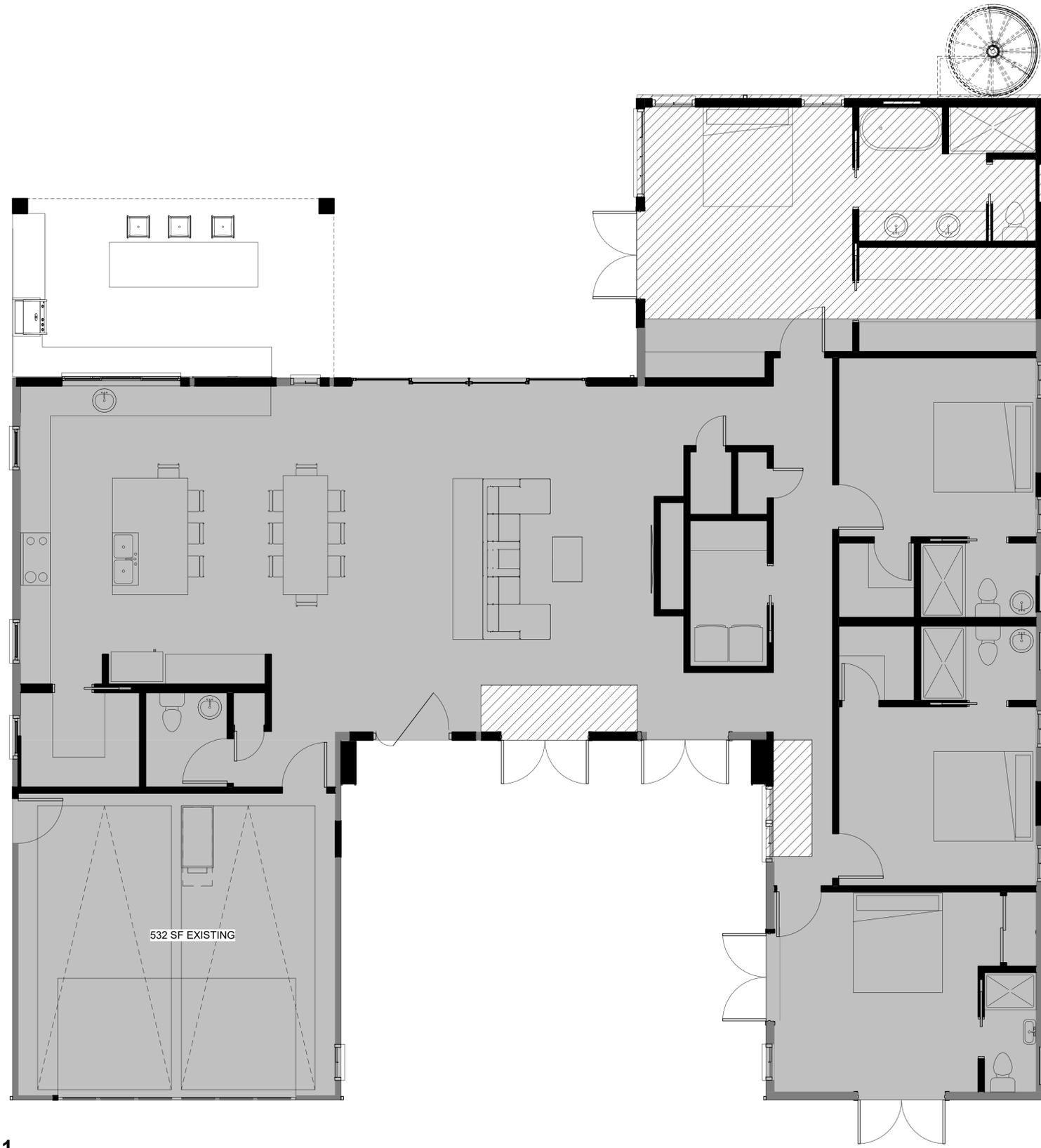
(P) BUILDING:  
 (P) LEVEL 1 3,181 SF  
 (P) GARAGE 0 SF  
 (P) TOTAL BUILDING SF (W/ GARAGE) 3,181 SF  
**(P) GROSS BUILDING SF (W/O GARAGE) 2,649 SF**

(P) GROSS BUILDING ADDITION: 473 SF  
 (P) AREA OF REMODEL: 3,181 SF

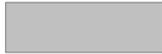
OVERALL HEIGHT CHANGE: 6'-4"

**LOT COVERAGE:**  
 LOT SIZE: 9,242 SF  
 MAX COVERAGE: N/A  
 (E) LOT COVERAGE:  $2,708/9,242 = 29\%$   
 (N) LOT COVERAGE:  $3,181/9,242 = 34\%$   
 PERCENT INCREASE: 5%

**FLOOR AREA RATIO:**  
 EXISTING GROSS FAR:  $2,708/9,242 = .29$   
 PROPOSED GROSS FAR:  $3,181/9,242 = .34$   
 PERCENTAGE INCREASE: .5



**LEGEND**

-  PROPOSED BUILDING FOOTPRINT
-  EXISTING FOOTPRINT

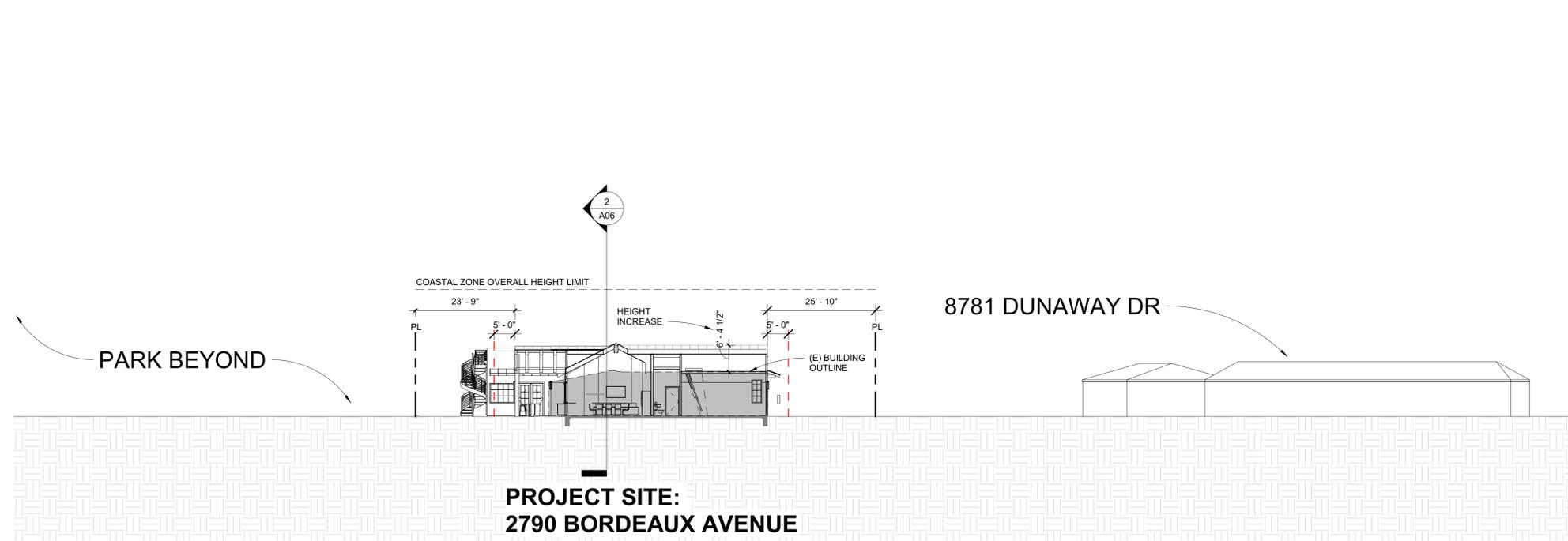
① **LEVEL 1**  
 1/4" = 1'-0"

DEVELOPERS  
 DESIGNERS  
**LOCAL**  
 ARCHITECTS  
 BUILDERS  
 INVESTORS

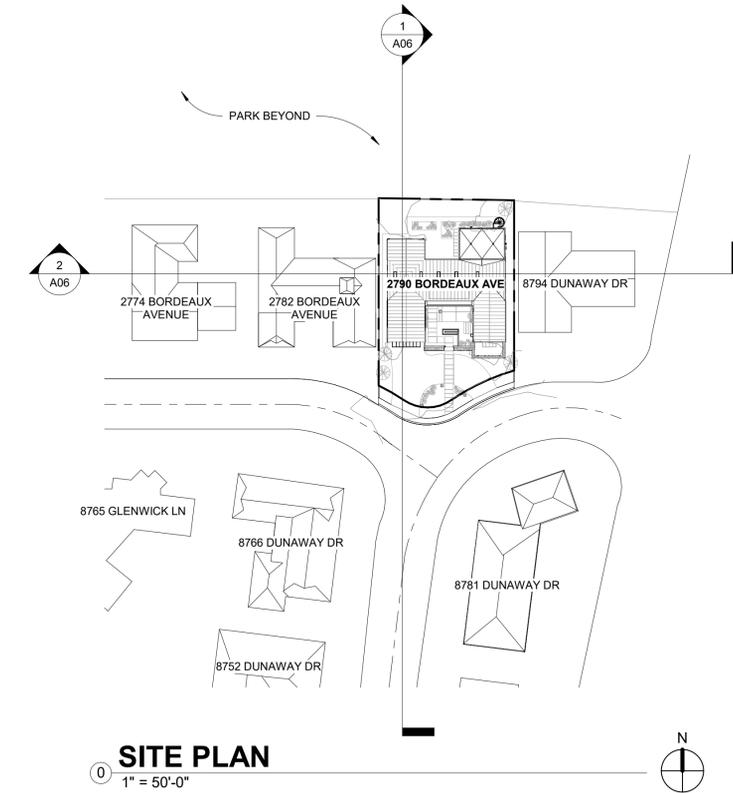
710 13th STREET, SUITE 307  
 SAN DIEGO, CA | 92101  
 619.535.0537

# 2790 BORDEAUX AVENUE

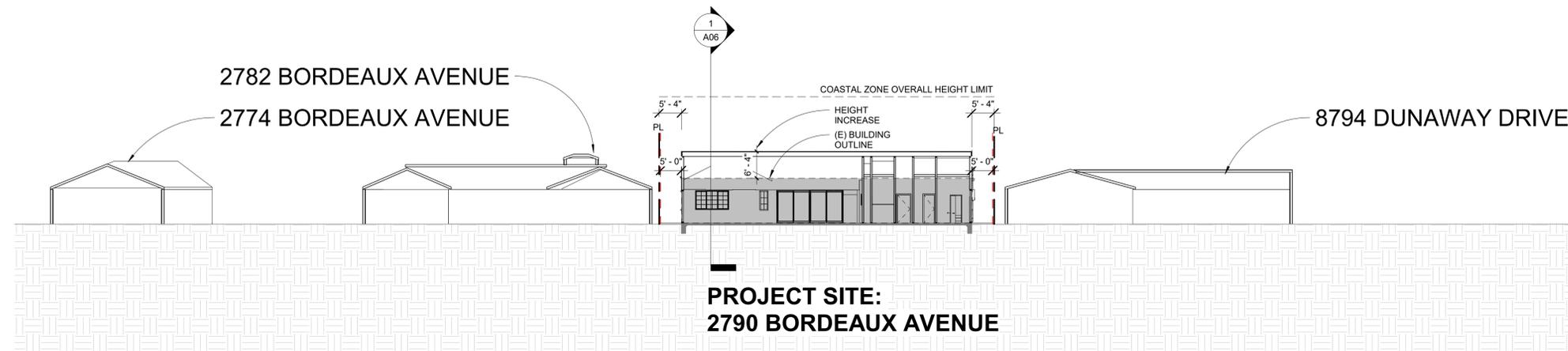
FLOOR PLAN **A05**  
 AREAS:  
 DATE: **03.16.22**  
 SCALE: **As indicated**



**SITE SECTION 1**  
1/16" = 1'-0"



**SITE PLAN**  
1" = 50'-0"



**SITE SECTION 2**  
1/16" = 1'-0"

DEVELOPERS  
DESIGNERS  
ARCHITECTS  
BUILDERS  
INVESTORS

**LOCA**

710 13th STREET, SUITE 307  
SAN DIEGO, CA | 92101  
619.535.0537

# 2790 BORDEAUX AVENUE

SITE SECTIONS: **A06**

DATE: **03.16.22**

SCALE: **As indicated**



DEVELOPERS  
 DESIGNERS  
**LOCAL**  
 ARCHITECTS  
 BUILDERS  
 INVESTORS

710 13th STREET, SUITE 307  
 SAN DIEGO, CA | 92101  
 619.535.0537

# 2790 BORDEAUX AVENUE

RENDERINGS: **A07**  
 DATE: **03.16.22**  
 SCALE:

**ROOF:**  
DARK GRAY STANDING SEAM

**STUCCO:**  
WHITE

**PLANTERS:**  
RUSTIC METAL



**COURTYARD WALL:**  
NATURAL STONE

**DRIVEWAY:**  
CONCRETE

**WINDOW & DOOR FRAMES:**  
DARK GRAY

**WINDOW GLASS:**  
CLEAR GLAZING

**EXTERIOR FLOOR:**  
NATURAL STONE



**WOOD SLATS,  
EXPOSED BEAMS & COLUMNS:**  
TEAK

**COUNTERTOPS:**  
TRAVERTINE MARBLE

**CASEWORK:**  
NATURAL WHITE WOOD

# 2790 BORDEAUX AVENUE

LEGEND

2x WALL 



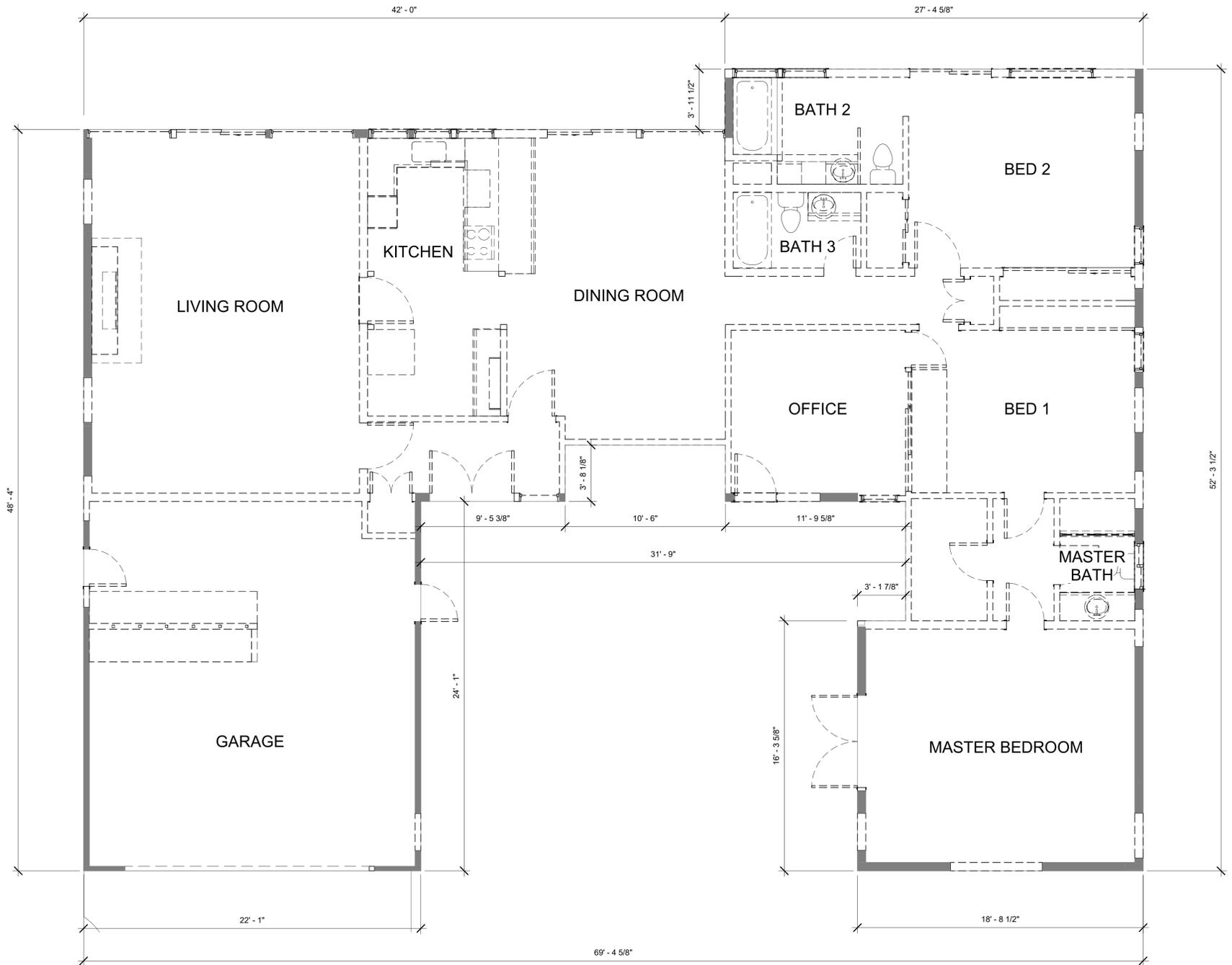
① EXISTING FLOOR PLAN  
1/4" = 1'-0"



# 2790 BORDEAUX AVENUE

### LEGEND

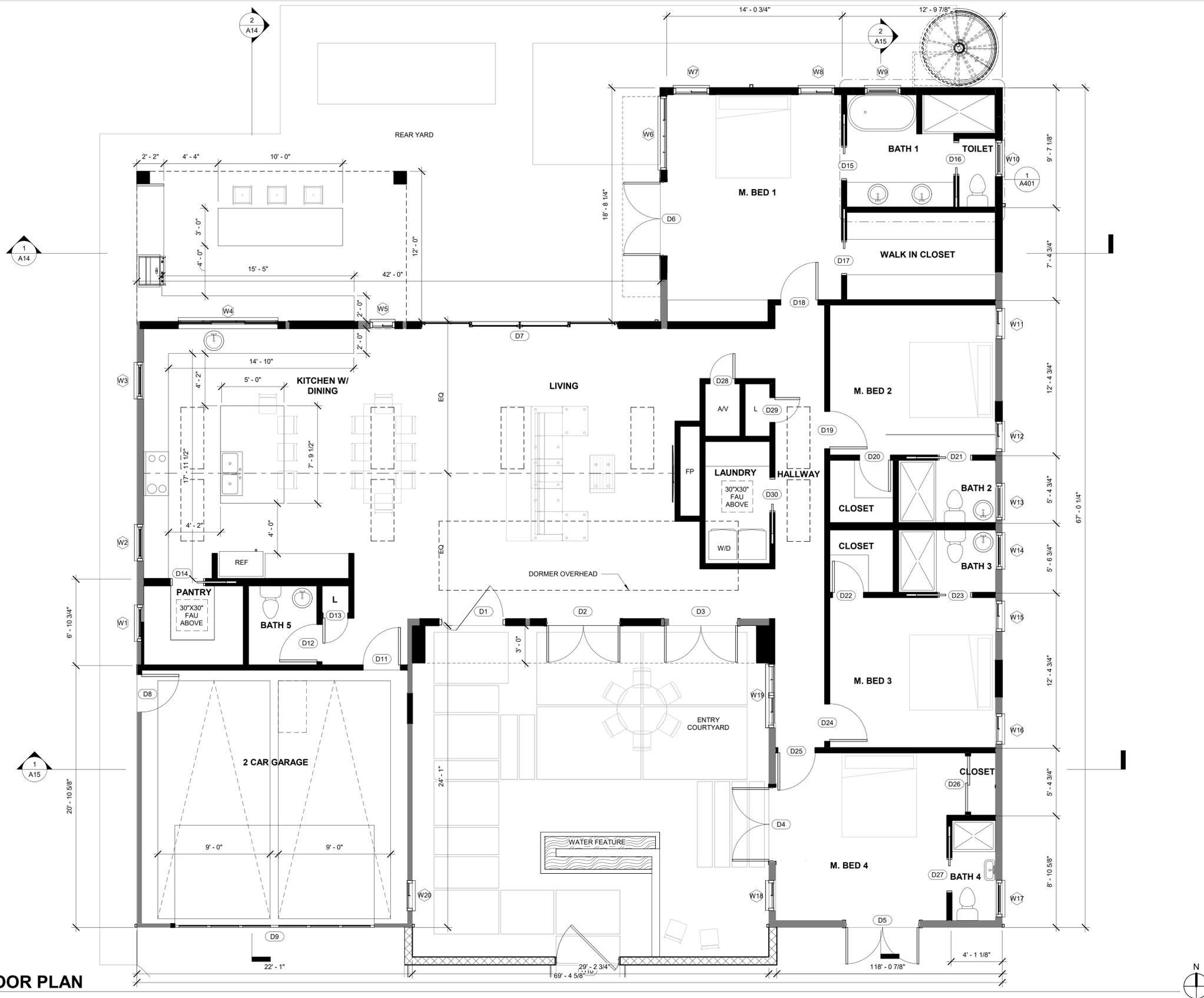
DEMOLISHED	
EXISTING WALL (TO REMAIN)	



**1 DEMO FLOOR PLAN**  
1/4" = 1'-0"



# 2790 BORDEAUX AVENUE



1 (P) FLOOR PLAN  
1/4" = 1'-0"

# 2790 BORDEAUX AVENUE

DEVELOPERS  
DESIGNERS  
**LOCAL**  
ARCHITECTS  
BUILDERS  
INVESTORS

710 13th STREET, SUITE 307  
SAN DIEGO, CA | 92101  
619.535.0537

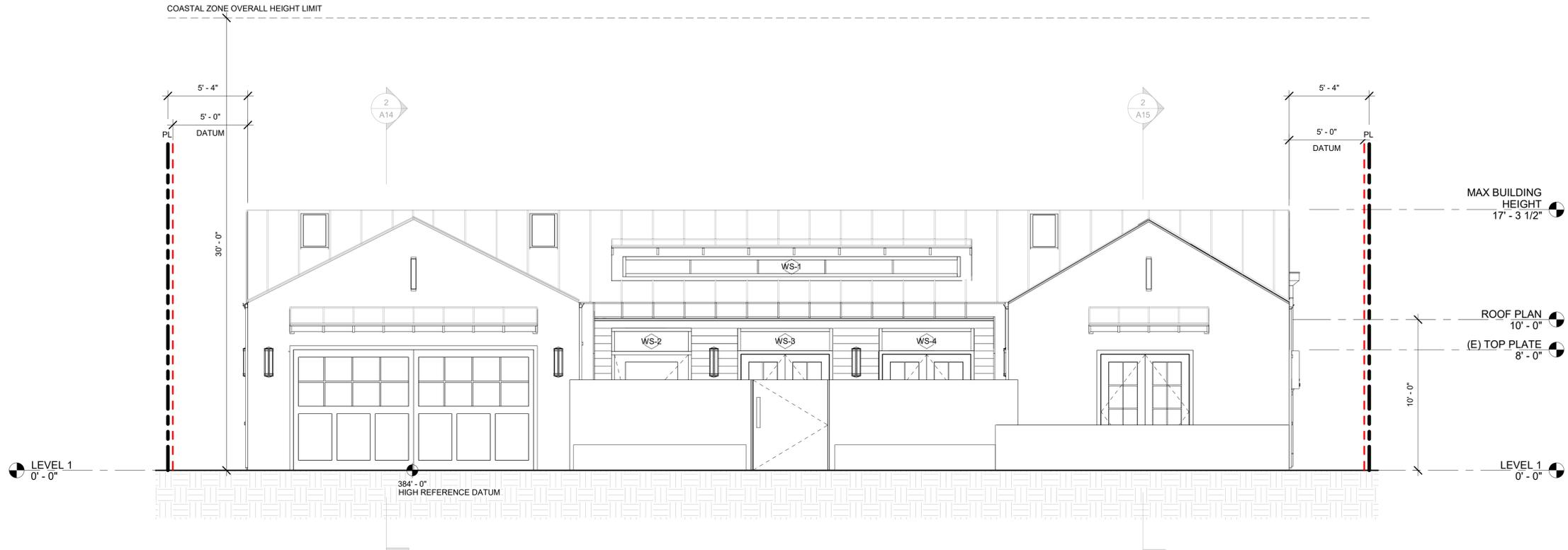
PROPOSED FLOOR PLAN: **A11**  
DATE: **03.16.22**  
SCALE: **1/4" = 1'-0"**

**LEGEND**

- PROPERTY LINE — — — — —
- OVERALL HEIGHT LIMIT - - - - -
- DATUM EXTENTS - - - - -
- SPOT ELEVATION ●



**1 NORTH ELEVATION**  
1/4" = 1'-0"



**2 SOUTH ELEVATION**  
1/4" = 1'-0"

DEVELOPERS  
DESIGNERS  
**LOCAL**  
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INVESTORS

710 13th STREET, SUITE 307  
SAN DIEGO, CA | 92101  
619.535.0537

# 2790 BORDEAUX AVENUE

NORTH & SOUTH ELEVATIONS: **A12**  
DATE: **03.16.22**  
SCALE: **1/4" = 1'-0"**

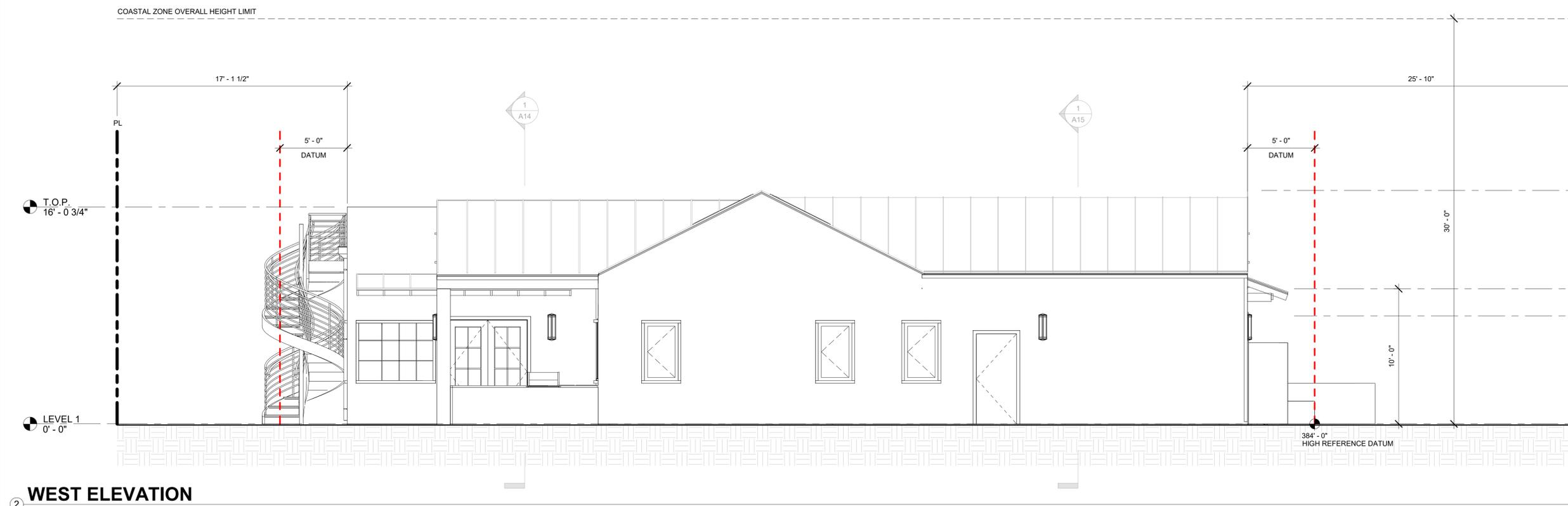
**LEGEND**

- PROPERTY LINE — — — — —
- OVERALL HEIGHT LIMIT - - - - -
- DATUM EXTENTS - - - - -
- SPOT ELEVATION ●



**EAST ELEVATION**

1/4" = 1'-0"



**WEST ELEVATION**

1/4" = 1'-0"

DEVELOPERS  
DESIGNERS  
**LOCAL**  
ARCHITECTS  
BUILDERS  
INVESTORS

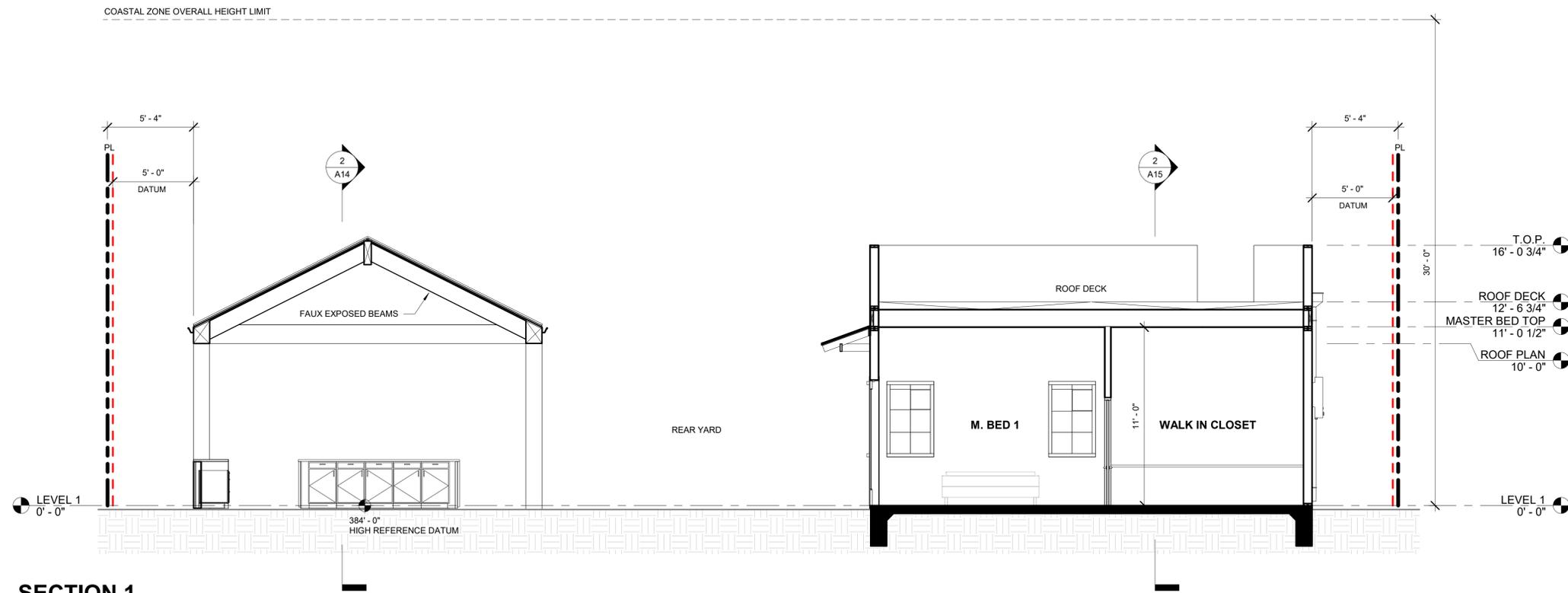
710 13th STREET, SUITE 307  
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# 2790 BORDEAUX AVENUE

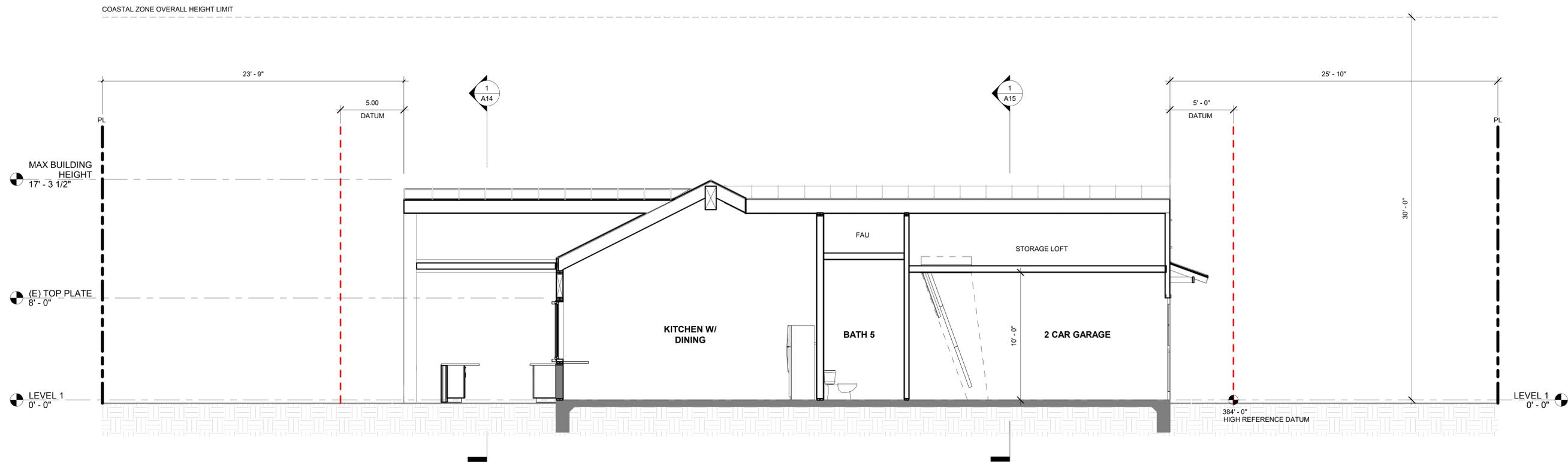
EAST & WEST  
ELEVATIONS: **A13**  
DATE: **03.16.22**  
SCALE: **1/4" = 1'-0"**

**LEGEND**

OVERALL HEIGHT LIMIT	-----
(E) WALL	▬
(P) WALL	▬
SPOT ELEVATION	⊙



**SECTION 1**  
1/4" = 1'-0"



**SECTION 2**  
1/4" = 1'-0"

DEVELOPERS  
DESIGNERS  
ARCHITECTS  
BUILDERS  
INVESTORS

**LOCA**

710 13th STREET, SUITE 307  
SAN DIEGO, CA | 92101  
619.535.0537

# 2790 BORDEAUX AVENUE

BUILDING SECTIONS: **A14**

DATE: **03.16.22**

SCALE: **As indicated**

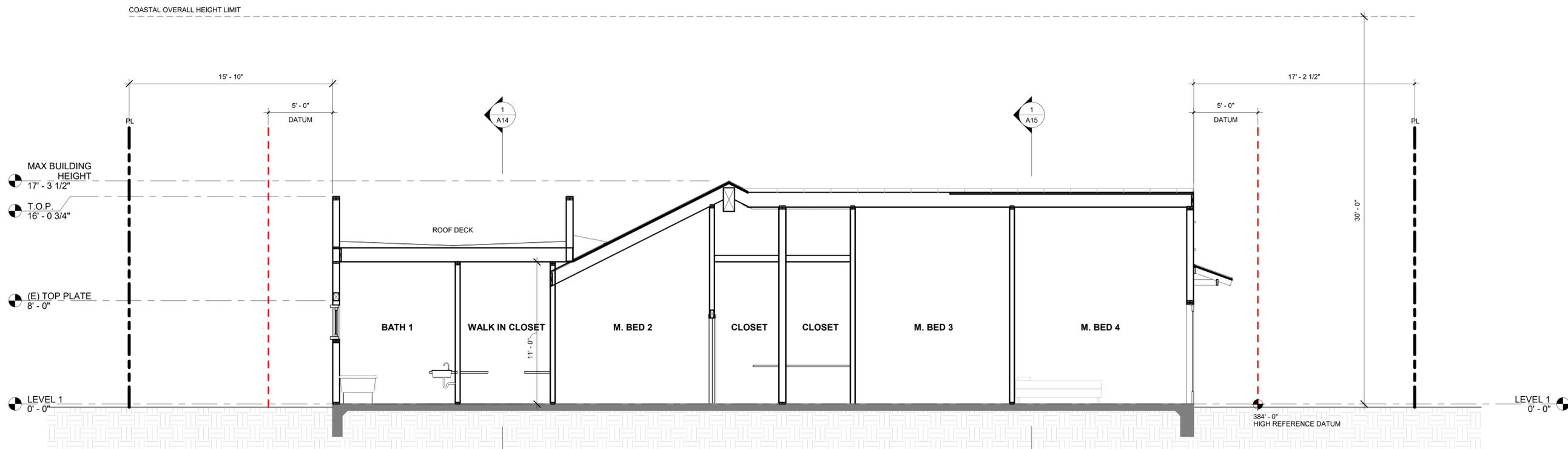
LEGEND

OVERALL HEIGHT LIMIT	-----
(E) WALL	▬
(P) WALL	▬
SPOT ELEVATION	⊕



SECTION 1

1/4" = 1'-0"



SECTION 2

1/4" = 1'-0"

DEVELOPERS  
DESIGNERS  
ARCHITECTS  
BUILDERS  
INVESTORS

**LOCAL**

710 13th STREET, SUITE 307  
SAN DIEGO, CA | 92101  
619.535.0537

# 2790 BORDEAUX AVENUE

BUILDING SECTIONS: **A15**  
DATE: **03.16.22**  
SCALE: **As indicated**