

## ATTACHMENT 3: Katz Remodel & Addition

### La Jolla Shores Planned District Advisory Board La Jolla Recreation Center 615 Prospect Street, La Jolla CA 92037

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

#### For Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items): **646977 Katz Remodel and Addition**
- Address and APN(s): **2702 Bordeaux Avenue, La Jolla CA 92037 APN 344-100-11-00**
- Project contact name, phone, e-mail: **Howard Katz, 858-245-6888, hkatz4@hotmail.com**
- Project description: **Remodel and addition to an existing single-family residence.**
- In addition, provide the following:
  - lot size: **17,600**
  - existing structure square footage and FAR (if applicable): **3263sq ft. FAR = 18.5%**
  - proposed square footage and FAR: **7276 sq ft. FAR = 41%**
  - existing and proposed setbacks on all sides: **North 8', East 4', South 4', West N/A****TRIANGULAR LOT**
  - height if greater than 1-story (above ground): **N/A**

#### For Information Items

- 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): 3263 square feet
  - proposed square footage and FAR: 7276 sq ft \_\_\_\_\_
  - existing and proposed setbacks on all sides: \_\_\_\_\_
  - height if greater than 1-story (above ground): \_\_\_\_\_
- Project aspect(s) that the applicant team is seeking Trustee 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 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;

# Ann and Howard Katz

## Residence Remodel & Addition

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2702 Bordeaux Avenue  
La Jolla CA 92037

**BUILDING AREA CALCULATIONS:****FLOOR AREA CALCULATION:**

(E) 1ST FLOOR:	2,267 SQ.FT.
(E) 2ND FLOOR:	996 SQ.FT.
(E) TOTAL SQ.FT. :	3,263 SQ.FT.

FAR 18.5%

(P) 1ST FLOOR ADDITION:	2,870 SQ.FT.
(P) 2ND FLOOR ADDITION:	1,143 SQ.FT.
NEW TOTAL ADDITIONS:	4,013 SQ.FT.

(P) 1ST FLOOR TOTAL:	5,137 SQ.FT.
(P) 2ND FLOOR TOTAL:	2,139 SQ.FT.
NEW HOME TOTAL SQ.FT. :	7,276 SQ.FT.

FAR 40%

**LOT SIZE****17600 SQ FT**

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## LEGAL DESCRIPTION

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**ASSESSOR'S PARCEL NUMBER:**

344-100-11-00

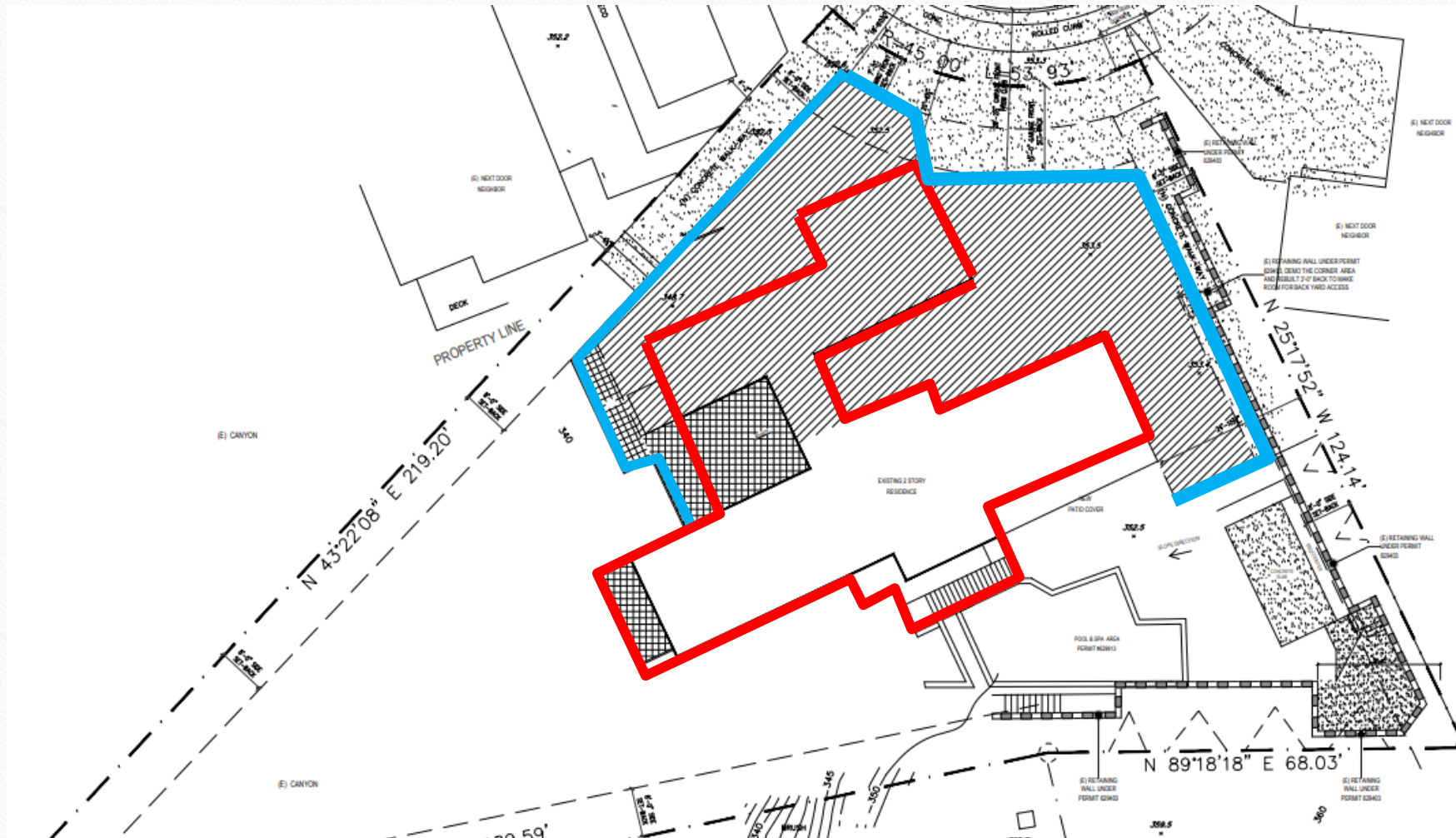
**LEGAL DESCRIPTION:** TR 3361 LOT 54 MAP

3361-LA JOLLA HIGHLANDS UNIT NO.2

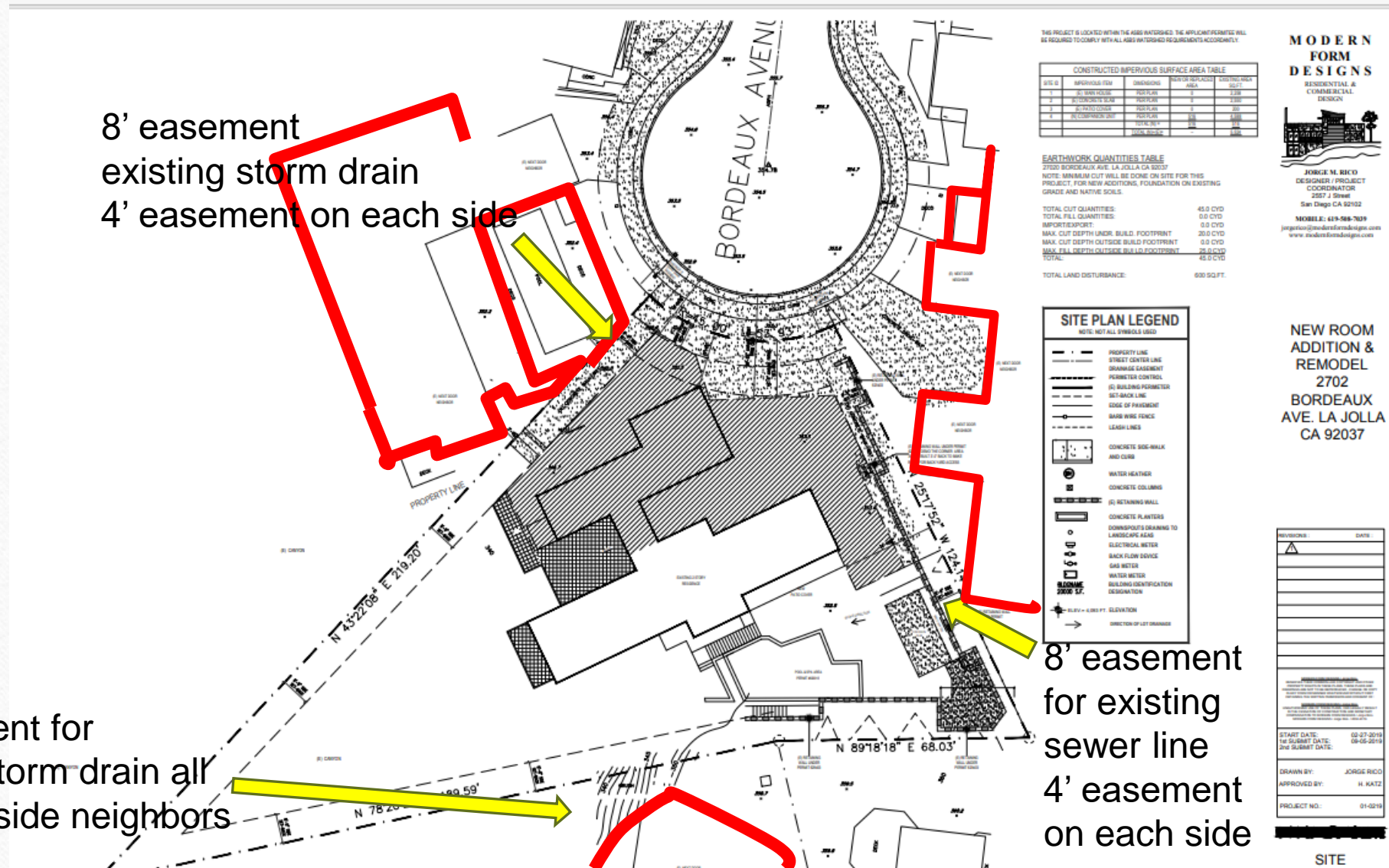




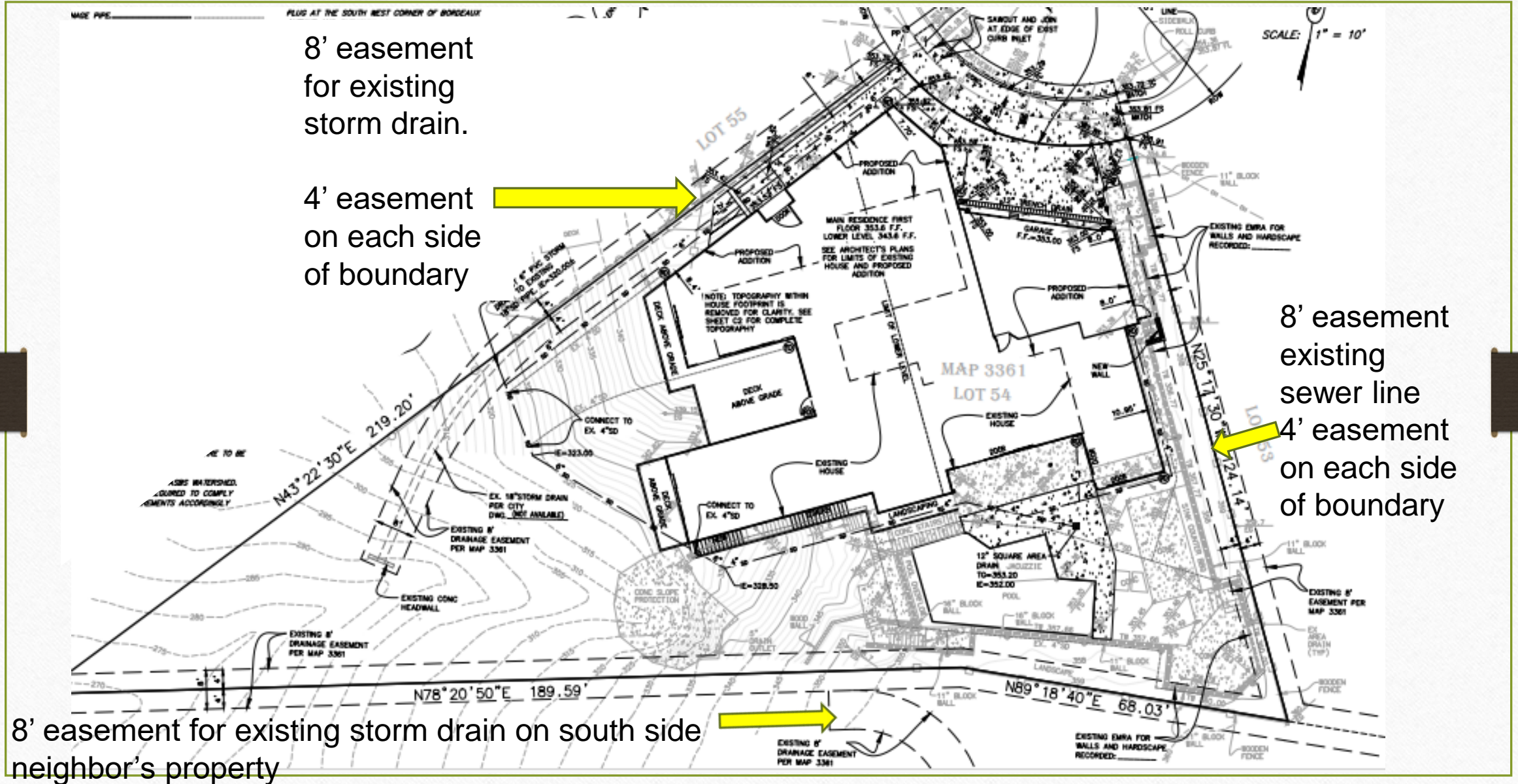
# EXISTING VS PROPOSED ADDITION



# SITE PLAN, SETBACKS WITH NEIGHBORS BUILDINGS







# REQUESTING

- NO Special requests and permissions
- NO Variances
- NO Coverage/FAR issues
- NO New levels –neither higher or nor lower
- NO Maximum Roof height increase (actually decreasing)



## Story line demonstrating proposed roof height between peaks

Storyline installed November 2019 to demonstrate sections to be raised  
Note: PROPOSED DECREASE in maximum roof height





## Bottom of hill –already lowest roof on Bordeaux Ave





## BORDEAUX AVENUE ACTUAL ROOF HEIGHTS – street number and height

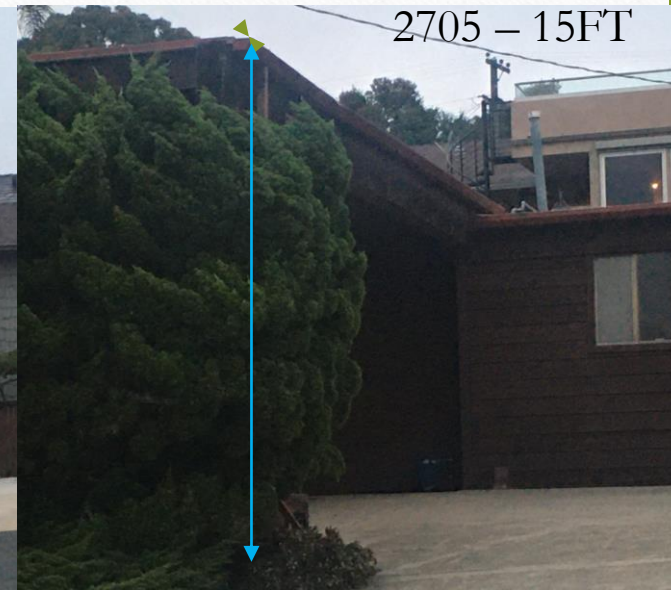
2110 – 15FT



2718 – 18FT



2705 – 15FT



2715 – 25 FT



2702 – 15.5 FT



## Lowest roof on lowest property on Bordeaux Ave.... and going lower



— Neighbors Existing  
— 2702 Proposed

End of street at the bottom of a hill



**ELEVATIONS FROM EAST TO NORTH - DESIGNED BY ALL NEIGHBORS**





## NORTH ELEVATIONS - 8FT WIDE NORTH VIEW CORRIDOR

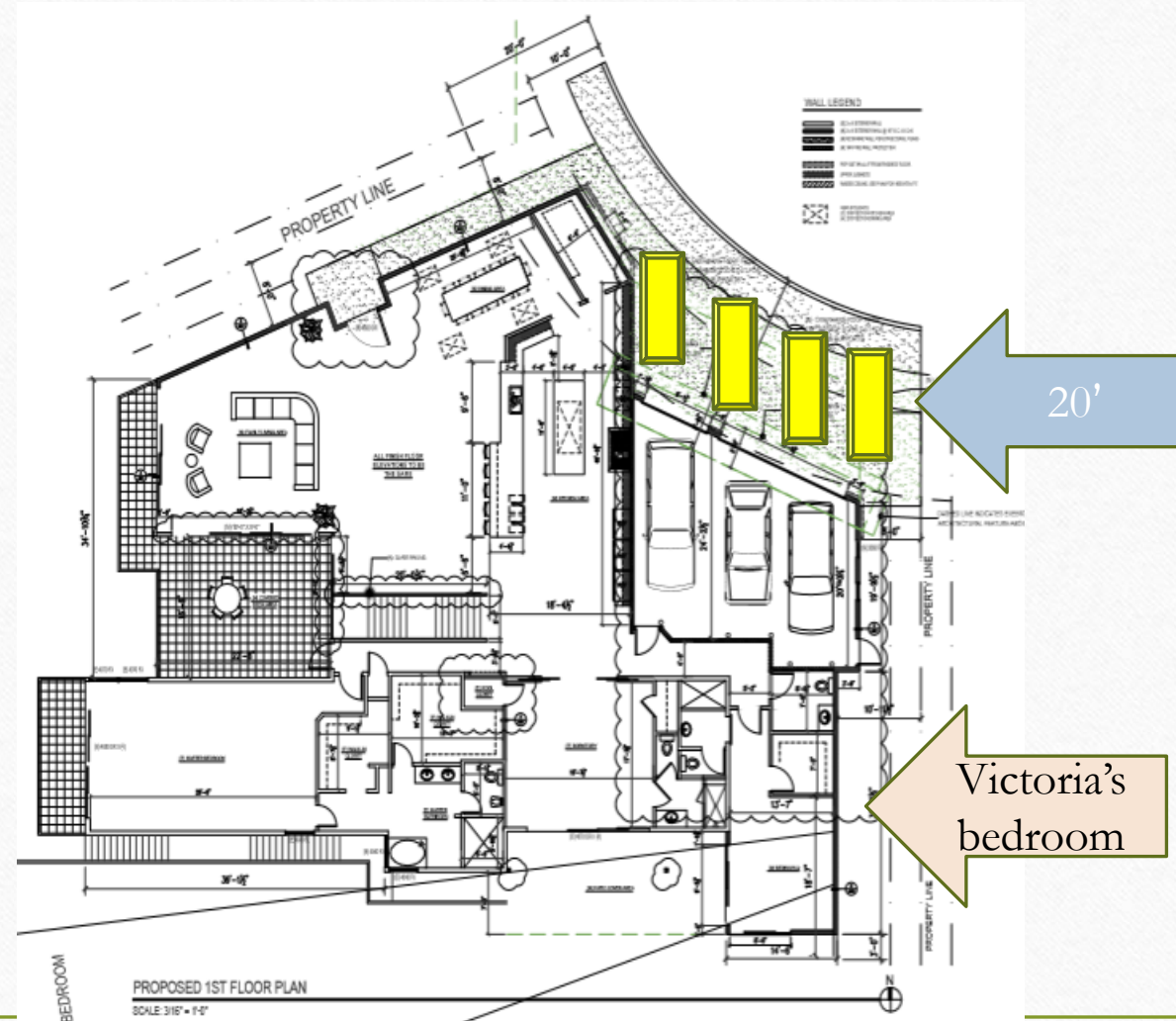


**GARAGES SET 20+ FEET BACK FOR 3 - 4 MORE OFFSTREET PARKING SPACES**  
**END OF CUL DE SAC – ADDITIONAL PARALLEL PARKING WILL NOT BLOCK STREET**





## GARAGES SET 20+ FEET BACK FOR ADDITIONAL 3 -4 OFFSTREET PARKING



END OF CUL DE SAC – **ADDITIONAL PARALLEL PARKING** WILL NOT BLOCK STREET





# WEST ELEVATION

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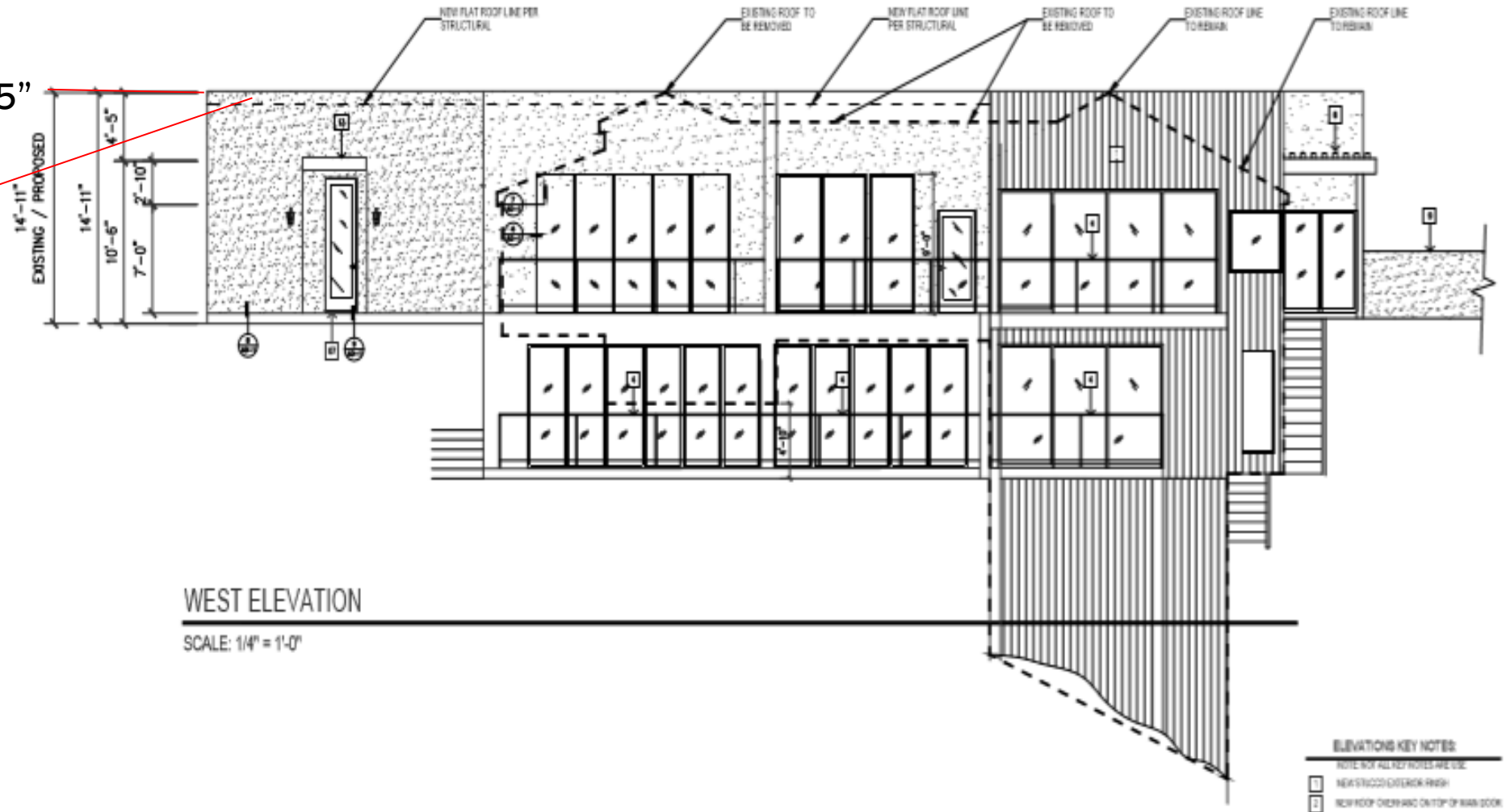
# WEST ELEVATION

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Roof heights super-imposed

Actual Existing 15' 5"

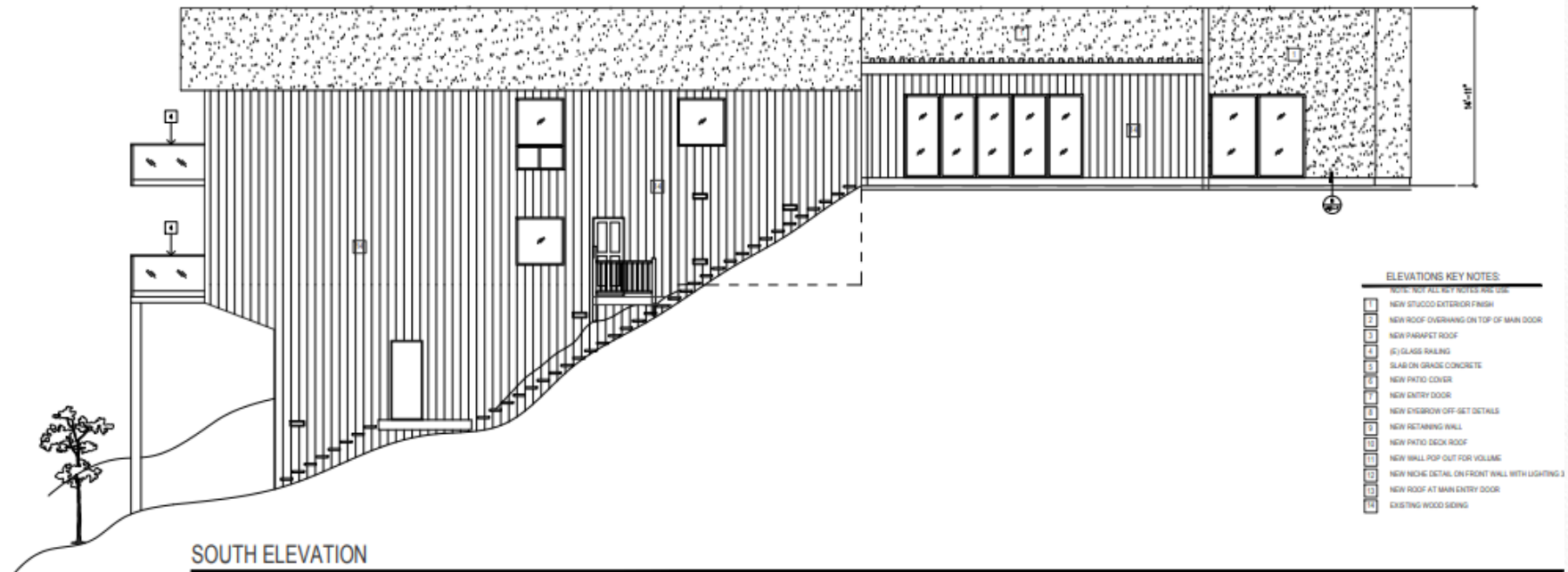
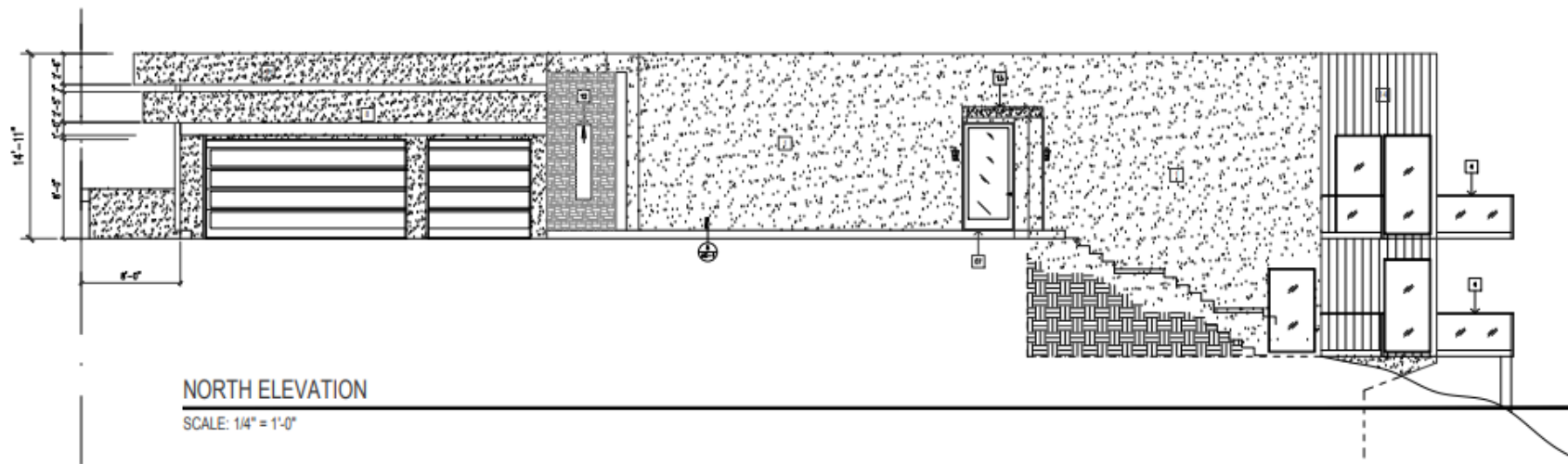
Proposed 14' 11"





# NORTH AND SOUTH ELEVATIONS

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### ELEVATIONS KEY NOTES:

1. NEW STUCCO EXTERIOR FINISH
2. NEW ROOF OVERHANG ON TOP OF MAIN DOOR
3. NEW PARAPET ROOF
4. (C) GLASS RAILING
5. SLAB ON GRADE CONCRETE
6. NEW PATIO COVER
7. NEW ENTRY DOOR
8. NEW OVERBROW OFF-SET DETAILS
9. NEW RETAINING WALL
10. NEW PATIO DECK ROOF
11. NEW WALL POP OUT FOR VOLUME
12. NEW NICHE DETAIL ON FRONT WALL WITH LIGHTING
13. NEW ROOF AT MAIN ENTRY DOOR
14. EXISTING WOOD SIDING

## **35 FT WIDE SOUTH SIDE VIEW CORRIDOR TO BE RETAINED**

Widest view corridor on LJ Shores Heights ridge - to be retained





## 8FT WIDE NORTH VIEW CORRIDOR





# ARCHITECTURE OF ADJACENT PROPERTIES





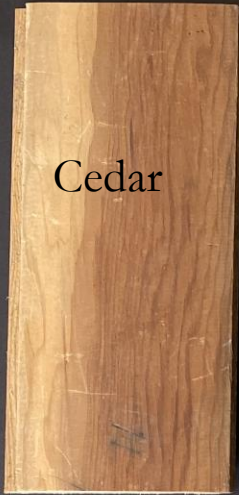
## COMPARATIVE ARCHITECTURE, SIZE AND DESIGN OF ADJACENT HOMES





## EXTERIOR FINISHES

Cedar



White stucco



Concrete Hardy panels



Trex  
Composite  
wood



Ledgerstone tiles





# LA JOLLA HIGHLANDS ARCHITECTURAL COMMITTEE APPROVAL

← Reply | ▾ | 🗑 Delete | 📁 Archive | 🗑 Junk ▾ | 📁 Move to ▾ | 📁 Categorize ▾ | ... | ↑

## Re: Katz Project - 2702 Bordeaux



Brian Pickett <[bpickett@gmail.com](mailto:bpickett@gmail.com)>

Tue 3/24/2020 4:06 AM



To: Brian Pickett

Cc: Ruth Stern; Elsa Feher; Dale & Barbara Martin; Renee & Jason Kenagy; Morris Scharff; William Tong; Jerry A. Schneider; Ameilia Eastman; Rose & George Chen; Holly & Jeffrey Given; Ryoko Goguen; Maarten & Janet Chrispeels; Charles Dadswell; Stuart Brody; Marc Stern; vk@ucsd.edu; Mani Majid; Brett Barrad; Gustav Arrhenius; Andrew Viterbi; Steven Tradonsky; Steve & Martha Hillyard; Jun & Yoko Onaka; Berneice & Dempsey Copeland; Eugene Cook; Audrey & Robert Rant/Clough; Marisa & Sebastian Abrajano/Saleigh; Katerina & Richard Karamanou/Pray; Jane & Mark Potter; Jeanne & Larry Ferrante/Carter; Michael & Prue Arbib; Jesus & Donna Garcia; Don & Pat Helinski; Julian & Joann Benedict; ian lerner; Elaine Schneider; Anil Moni; Howard Katz; amelia eastman; Jean Sowieralski; Andrew Viterbi; Gabrielle Goodman; THOMAS SCHOENE

Hi neighbors,

I hope everyone is doing well with social distancing and self care in this crazy time. Stay strong! Please don't hesitate to reach out if you need help.

Regarding Dr. Katz's renovation, thank you to everyone who gave their input and to Dr. Katz for his good intentions with regards to neighbors views. The architectural committee has approved the project.

Best Regards,  
Brian

On Tue, Mar 10, 2020 at 1:49 PM Brian Pickett <[bpickett@gmail.com](mailto:bpickett@gmail.com)> wrote:



Desktop | ^ | 🖨 | ☁ | 📶 | 🔊





**Katz project approved:** With little discussion, the board voted 4-0 to recommend approval for needed permits on the Katz residence project at 2702 Bordeaux Ave. in La

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## e Drive residential project

Jolla Shores.

The project calls for coastal development and site development permits to remodel a two-story, 3,263-square-foot house and add more than 4,000 square feet for a total of 7,276.

Homeowner Howard Katz, presenting the project himself, said the neighborhood has an architectural committee and that he presented his plans to it and neighbors. He also offered a letter of support from neighbors.

That support seemed to seal the deal for some trustees.

"I applaud you for working with your neighbors," Emerson said. "We ask everyone to do that; it makes this whole process better for everybody."



## Request for review since December 2019

The screenshot shows a web browser window with the Outlook interface. The address bar displays a URL from outlook.live.com. The top navigation bar includes a search bar, a notification bell with a '1' badge, and various icons for settings, help, and a calendar. Below this is a toolbar with 'Delete', 'Archive', 'Junk', and 'Move to' buttons. The email subject is 'ct Approval ID 2345086 2702 Bordeaux Ave'. The sender is 'Dr Howard Katz' and the date is 'Thu 12/5/2019 6:48 PM', which is circled in red. The recipient is 'To: Tony Crisafi'. The email body starts with 'Hi Tony' and discusses a request for review, mentioning 'LJCPA' in yellow. The Windows taskbar at the bottom shows the time as 3:56 PM on 5/17/2020.

Mail - Dr Howard Katz - X

https://outlook.live.com/mail/0/search/id/AQMkADAwATEwAGM1OC1iZWwWLTNIOWUtMDACLTAwCgBGAAADN1S50Ftp7US7icexk9%2BLCowcApOqj8HNGIECYV2hx2fAVcwAAAgEJAAAAraXiQ05PYU%2

Outlook.com - hkatz eBay Web Slice Gallery

Search

Delete Archive Junk Move to

ct Approval ID 2345086 2702 Bordeaux Ave

Dr Howard Katz

Thu 12/5/2019 6:48 PM

To: Tony Crisafi

Hi Tony

My family and I are living at 2702 Bordeaux Ave while we are waiting to do the much needed addition. We have received a response from the city and are now waiting to meet with the LJCPA. Please can someone inform us when we may present the proposed addition to the subcommittee.

Desktop 3:56 PM 5/17/2020



We are anxious to start  
in these unpredictable times  
Your blessing/approval will be appreciated  
Thank you

1. Victoria
2. COVID19
3. Economic volatility