

# Ann and Howard Katz

## Residence Remodel & Addition

---

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**

---

## LEGAL DESCRIPTION

---

**ASSESSOR'S PARCEL NUMBER:**

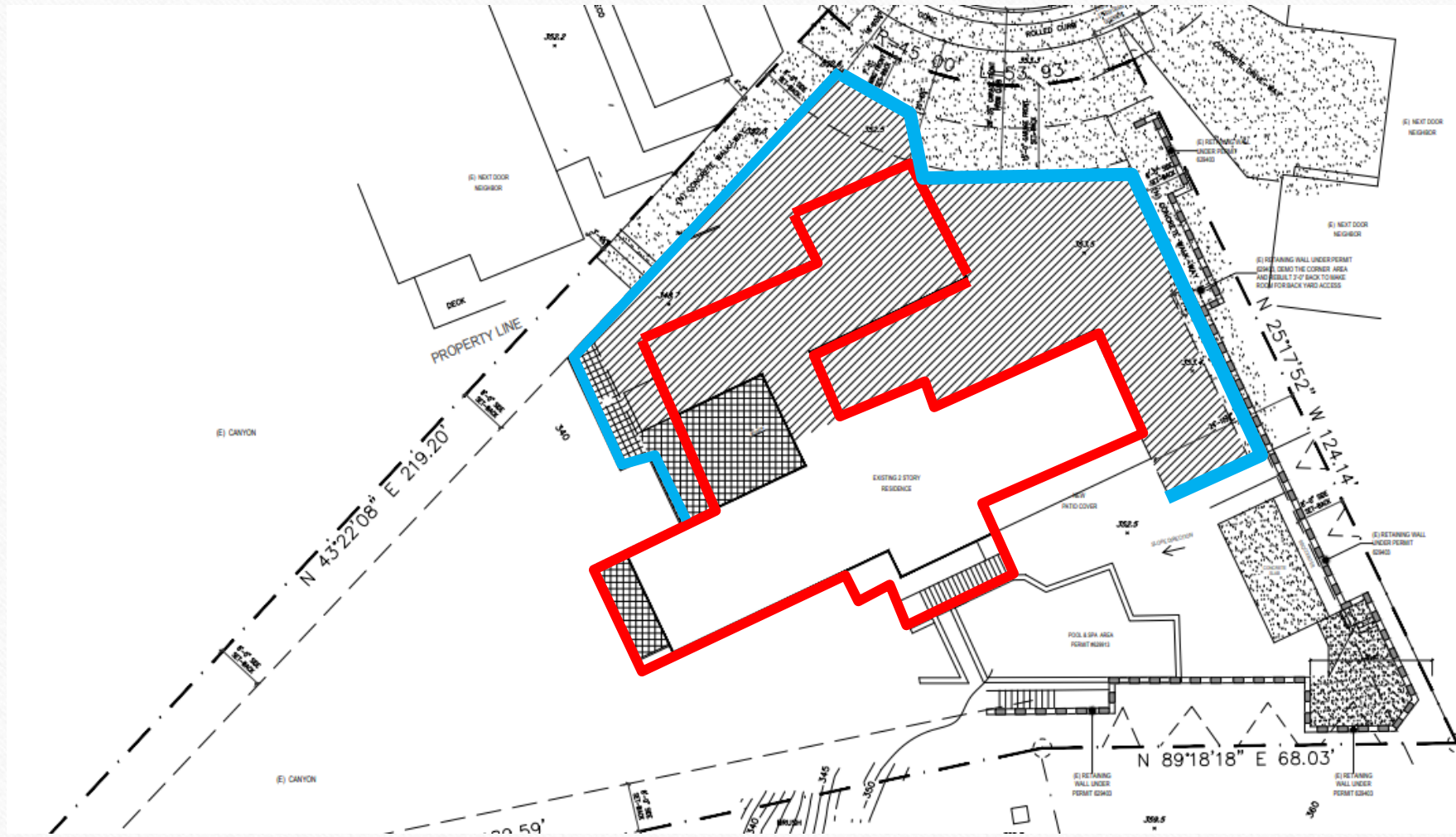
344-100-11-00

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

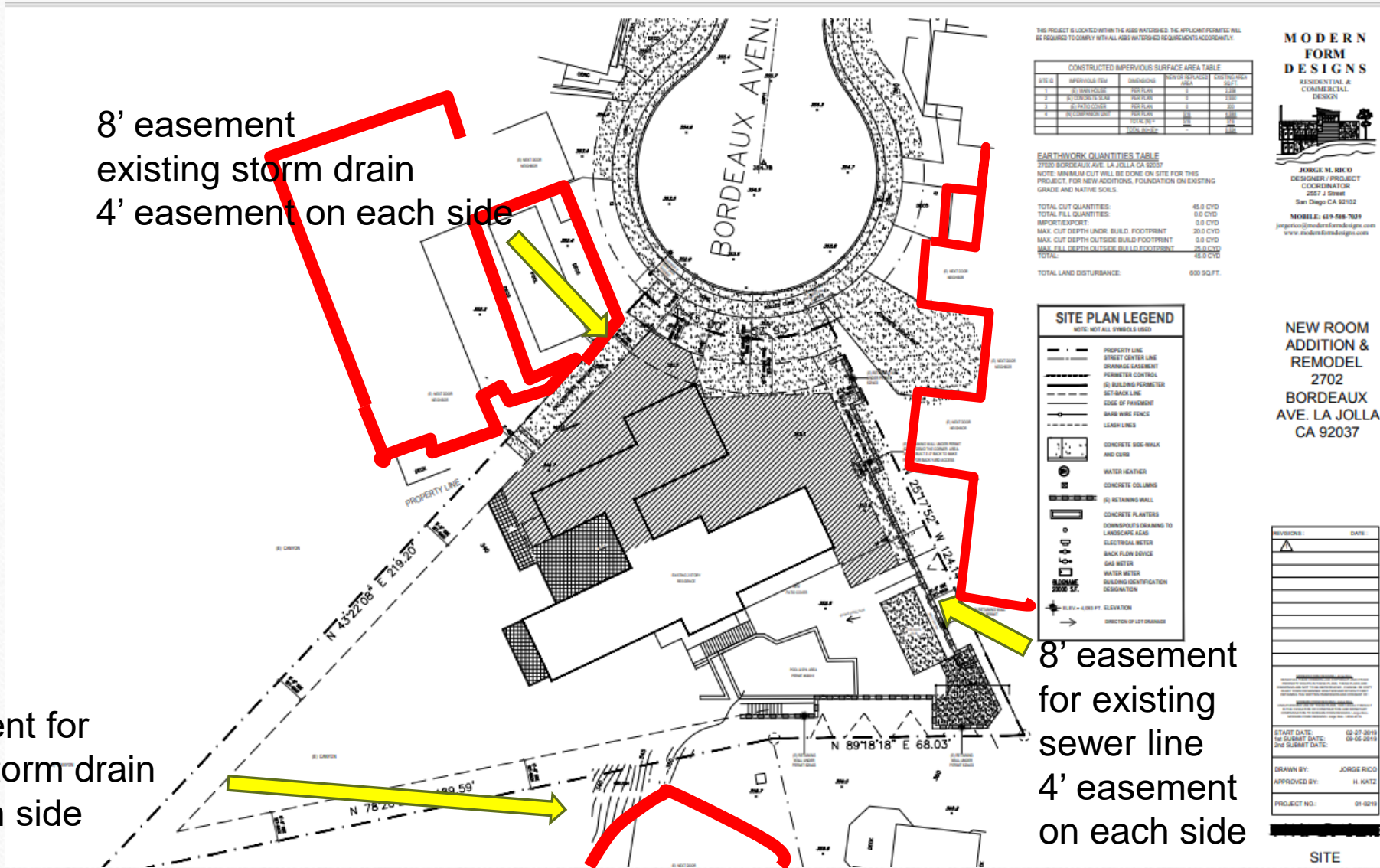
3361-LA JOLLA HIGHLANDS UNIT NO.2



# 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 height and width decreasing)

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



# 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  
100% neighbor approval





# BORDEAUX AVENUE ACTUAL ROOF HEIGHTS – street number and height

2110 – 15FT



2718 – 18FT



2705 – 15FT



2715 – 25 FT



2702 – 15.5 FT existing  
14' 10" proposed

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



2715 BORDEAUX AVE - 25 FT

2722 GLENWICK CT 15FT

2712 GLENWICK CT - 22 FT

- 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

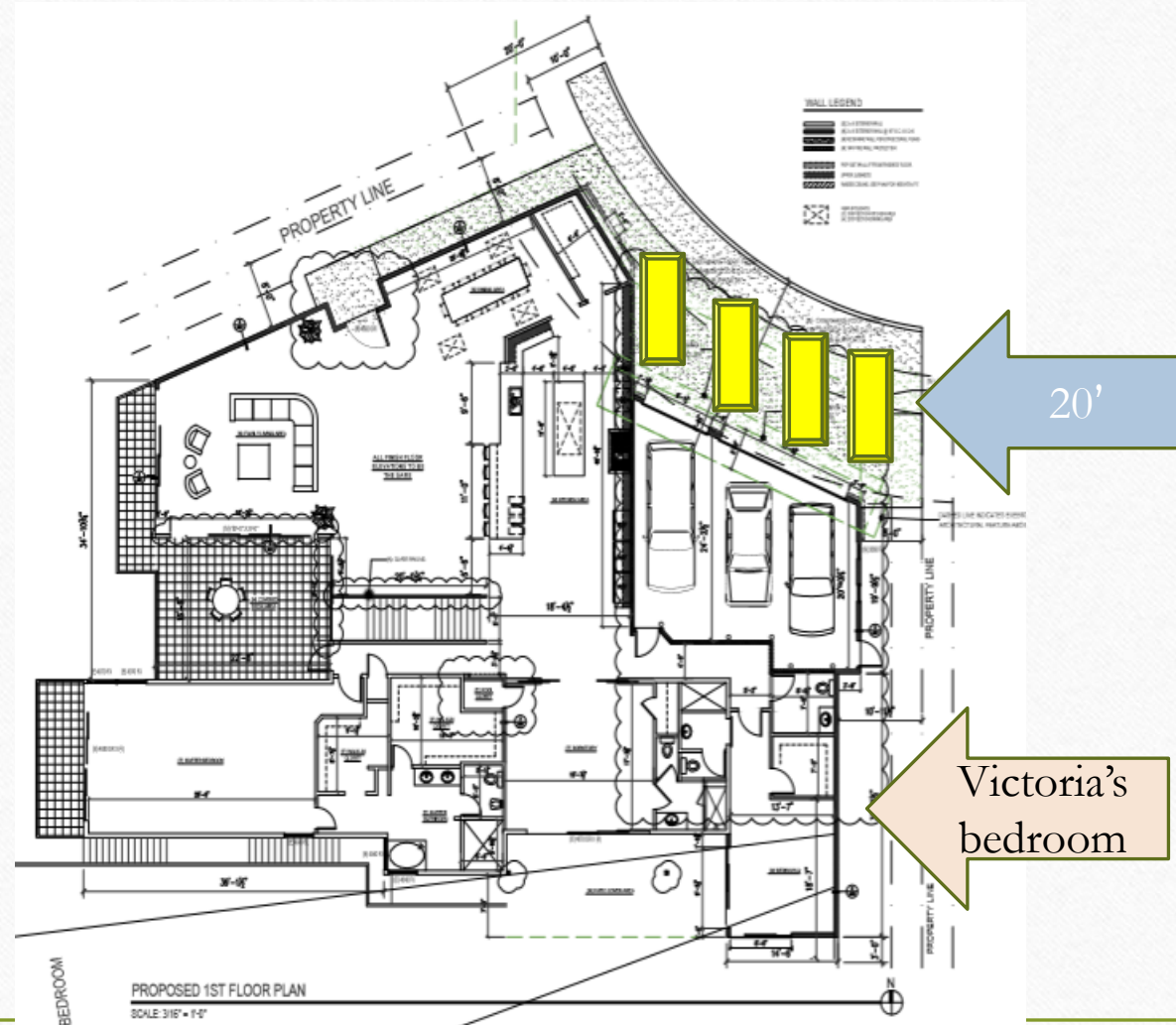


# NORTH EAST ELEVATION

**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



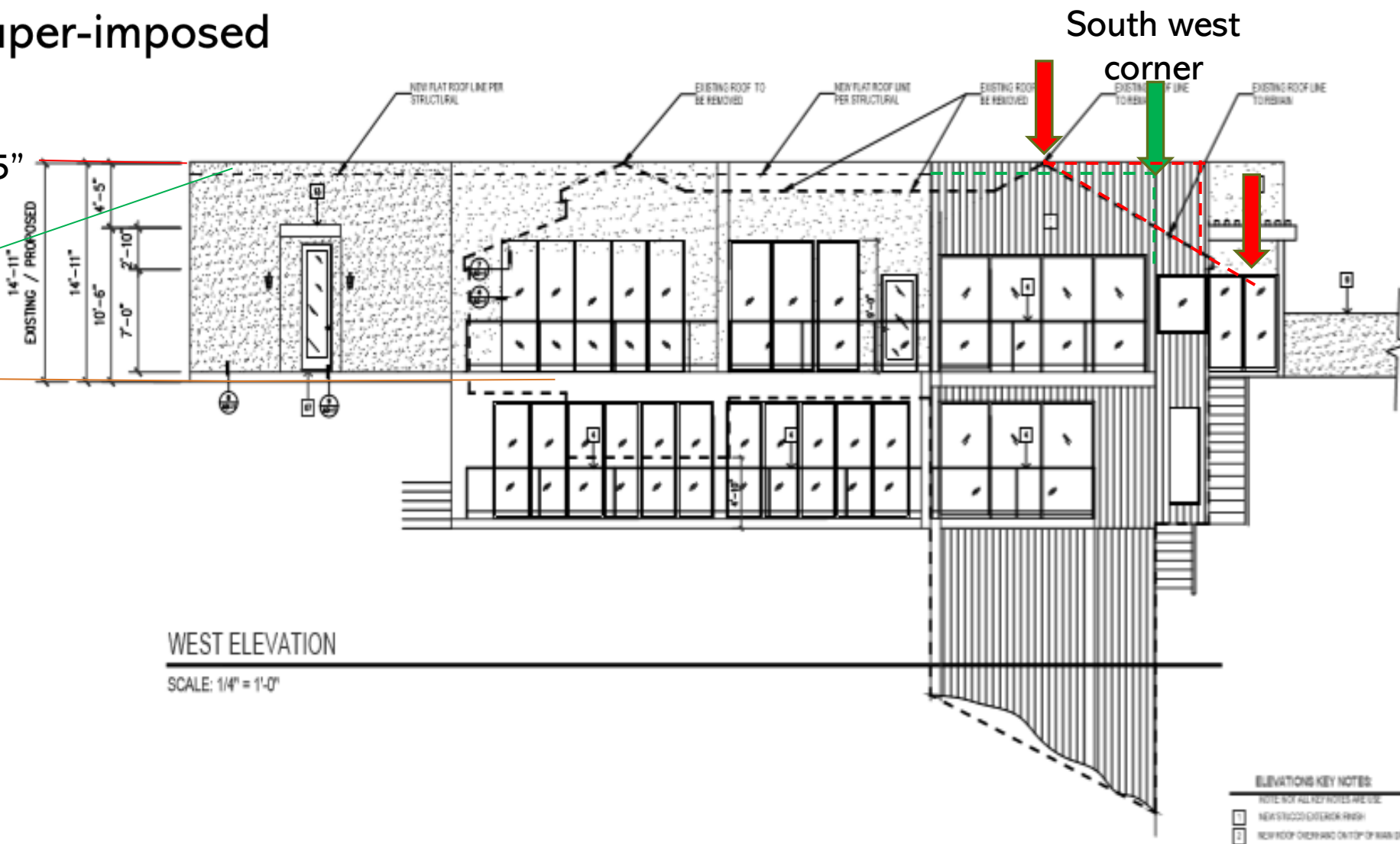
# WEST ELEVATION existing (built 1969) vs proposed

Roof heights super-imposed

Actual Existing 15' 5"

Proposed 14' 11"

STREET LEVEL







## 35 FT WIDE SOUTH SIDE VIEW CORRIDOR

Widest view corridor on LJ Shores Heights ridge

VIEW CORRIDOR WIDTH INCREASED BY 18% DUE TO PROPOSED ROOF

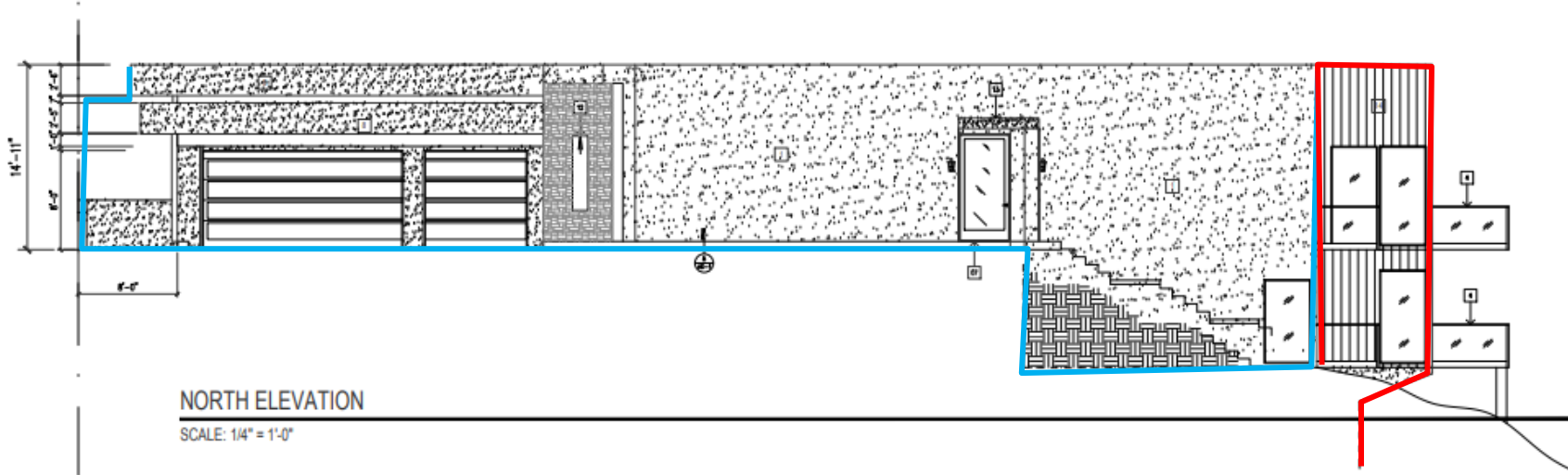


**EXISTING** VS PROPOSED

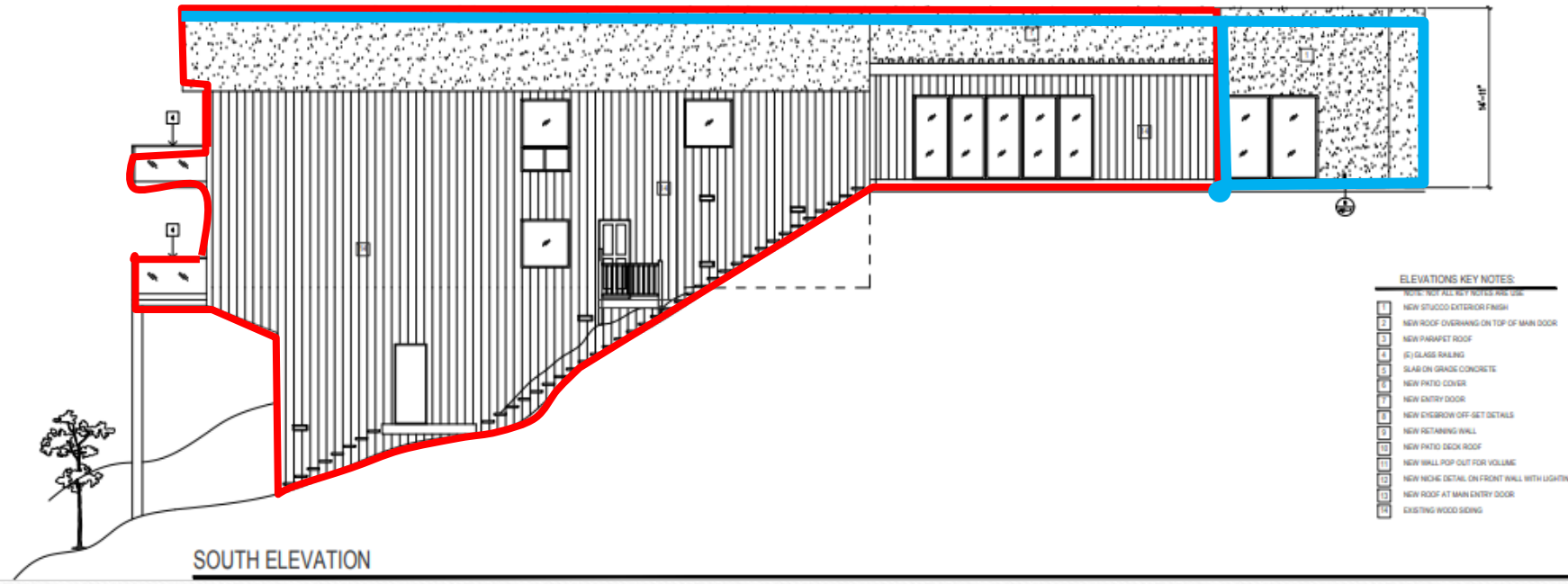
# WEST ELEVATION – 18% widening of view corridor



# NORTH AND SOUTH ELEVATIONS Existing (built 1969) and proposed



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

- ELEVATIONS KEY NOTES:**
- NOTE: NOT ALL KEY NOTES ARE USE
- 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 OVERHANG OFF-SET DETAILS
  - 9 NEW RETAINING WALL
  - 10 NEW PATIO DECK ROOF
  - 11 NEW WALL POP OUT FOR VOLUME
  - 12 NEW NICHÉ DETAIL ON FRONT WALL WITH LIGHTING
  - 13 NEW ROOF AT MAIN ENTRY DOOR
  - 14 EXISTING WOOD SIDING

# 8FT WIDE NORTH VIEW CORRIDOR



# ARCHITECTURE OF ADJACENT PROPERTIES

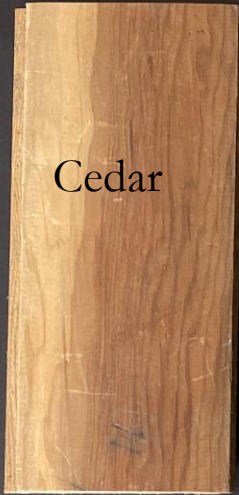


## COMPARATIVE ARCHITECTURE, SIZE AND DESIGN OF ADJACENT HOMES



# EXTERIOR FINISHES

Cedar



White stucco



Concrete Hardy panels

W | T SURFACE STYLES COLLECTION  
REALCAST SLAB  
LIGHTWEIGHT CONCRETE SAMPLE  
W | ALL THEORY



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>

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; Amelia 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> wrote:



# LJCPA APPROVAL

**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

LA JOLLA LIGHT - MAY 28, 2020 - PAGE B19

## Drive residential project

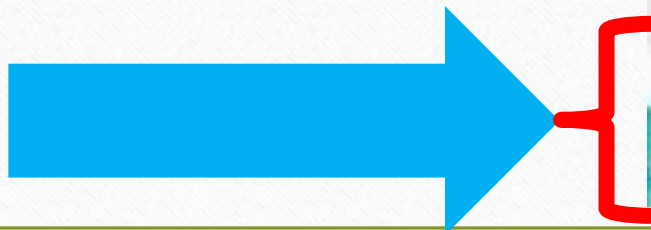
Jolla Shores.

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

Mail - Dr Howard Katz - X

https://outlook.live.com/mail/0/search/id/AQMkADAwATEXAGM1OC1ZWMwLTNIOWUtMDACLTAwCgBGAAADN1S50Ftp7US7icexk%2BLCowcApOqj8HNGIECYV2hx2fAVcWAAAAGJAAAAAraXiQ05PYU%2

Outlook.com - hkatz eBay Web Slice Gallery

Search

Delete Archive Junk Move to

at 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.

Windows Taskbar: 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**