



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 18, 2026 REPORT NO. HO-26-017
HEARING DATE: March 25, 2026
SUBJECT: Montoro Estates, Process Three Decision
PROJECT NUMBER: [PRJ-1135846](#)
OWNER/APPLICANT: Lombrozo Survivors Trust

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit for the construction of a new 2-story single dwelling unit with a walkout basement, pool, spa, and main and lower-level garage on an vacant lot at 2545 Ruelle Nice, in the La Jolla Shores Planned District – Single-Family (LJSPD-SF) Zone, Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area?

Proposed Actions:

1. Approve Coastal Development Permit No. PMT-3356496 and Site Development Permit No. PMT-3356497

Fiscal Considerations: None. The applicant funds a deposit account that recovers all costs associated with processing the application.

Code Enforcement Impact: None.

Housing Impact Statement: The project proposes the construction of one new 2-story single dwelling unit with a walkout basement, pool, spa, and main and lower-level garage on a vacant lot. The project is not subject to the City of San Diego's (City) Inclusionary Affordable Housing regulations (San Diego Municipal Code (SDMC) Chapter 14, Article 2, Division 13).

Community Planning Group Recommendation: On August 20, 2025, the La Jolla Shores Planned District Advisory Board voted 4-0-0 to recommend approval of the project without conditions (Attachment 6). On September 4, 2025, the La Jolla Community Planning Association voted 5-0-2 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 24, 2025, and the opportunity to appeal that determination ended January 9, 2026 (Attachment 8).

BACKGROUND

The 0.38 -acre site is located on a vacant lot located at 2545 Ruelle Nice in the La Jolla Shores Planned District – Single Family (LJSPD-SF) Zone. The project site is also in the Coastal (Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, High Paleontological Sensitivity Area, and Parking Impact (Campus-Impact) Overlay Zone within the La Jolla Community Plan area. The project site is an irregular-shaped lot in a gated community, bordered by residential development to the east and west, and an undeveloped canyon to the south, and is approximately 0.4 miles east of the Pacific Ocean.

DISCUSSION

Project Description:

The proposed project consists of the construction of a new two-story, 9,480-square-foot single dwelling unit with a walkout basement, pool, spa, and main and lower-level garages. The project site is vacant and is neighbored by fully developed single dwelling units.

On August 20, 2025, the La Jolla Shores Planned District Advisory Board voted 4-0-0 to recommend approval of the project without conditions. On September 4, 2025, the La Jolla Community Planning Association voted 5-0-2 to recommend approval of the proposed project without conditions.

On July 8, 2025, City staff reviewed and accepted a neighborhood survey prepared by Island Architects, which documented lot sizes, gross floor areas, and setback dimensions within a 300-foot radius of the project site. The proposed development proposes an interior yard setback (4 feet), front yard setback (6 feet), and rear yard setback (4 feet), all of which are consistent with the survey. Therefore, the proposed coastal development conforms with the certified Local Coastal Program and complies with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Permits Required:

Site Development Permit: A Process 3 SDP is required for the development of a new single-family residence in the La Jolla Shores Planned District pursuant to San Diego Municipal Code (SDMC) [Section 1510.0201\(a\)](#).

Coastal Development Permit: A Process 2 CDP is required for the development within the Coastal (Appealable) Overlay Zone pursuant to San Diego Municipal Code (SDMC) Section [126.0707\(a\)](#).

These permits are consolidated for a decision by the Hearing Officer per SDMC Section [112.0103](#), with appeal rights to the Planning Commission.

Community Plan Analysis: The 0.38-acre site is designated as Open Space Park in the La Jolla Community Plan and the Local Coastal Program Land Use Plan (LJCP). The LJCP allows limited development on private property within open space areas, subject to encroachment limits established by the applicable open space regulations, preserving areas not approved for development.

The site is zoned La Jolla Shores Planned District - Single Family (LJSPD-SF), which permits a single dwelling unit. The proposed two-story residence complies with all LJSPD-SF development regulations, which are consistent with the land use designation and the established residential development pattern in the surrounding neighborhood.

The subject property is not identified as an existing or proposed public access way within the LJCP. The Public Access Map (Figure 6, page 23) does not identify the site as a public access location, and there is no physical access way legally used by the public on the property. The nearest public accessway identified by the LJCP is Kellogg Park – La Jolla Shores Beach, which is approximately 0.55 miles southwest of the project site, as shown on Figure 6 of the Community Plan. The proposed project is fully contained within the existing legal lot area and will not encroach upon any existing or proposed public access to the coast.

In addition, the proposed development does not contain or impact any view corridors identified in the LJCP (Figure 9, page 35). The nearest view corridor is located approximately 0.3 miles away on El Paso Grande, according to Figure 9 (page 35) of the community plan. The proposed development does not impact any identified public view corridors. Based on consistency with the land use designation, preservation of public access, and protection of identified community plan resources, the proposed development will not adversely affect the applicable land use plan.

Conclusion:

City staff has determined that the project is consistent with the Community Plan and regulations of the Land Development Code, as described above. Staff has provided draft findings and conditions to support approval of the project (Attachments 4 and 5) and recommends that the Hearing Officer approve the Coastal Development Permit and Site Development Permit as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3356496 and Site Development Permit No. PMT-3356497, with modifications.
2. Deny Coastal Development Permit No. PMT-3356496 and Site Development Permit No. PMT-3356497, if the findings required to approve the project cannot be affirmed.

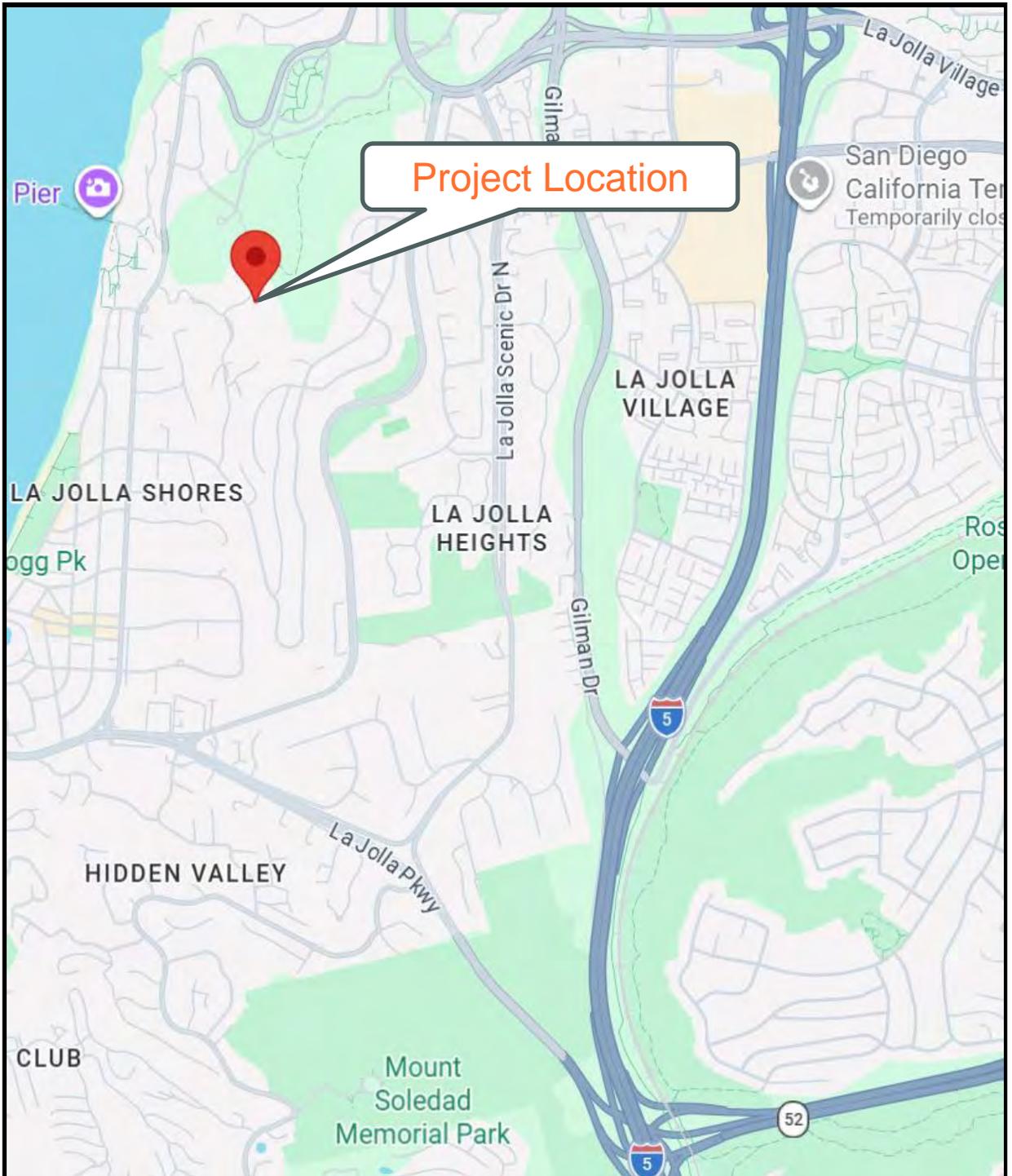
Respectfully submitted,



Andrew Murillo
Development Project Manager
Development Services Department

Attachments:

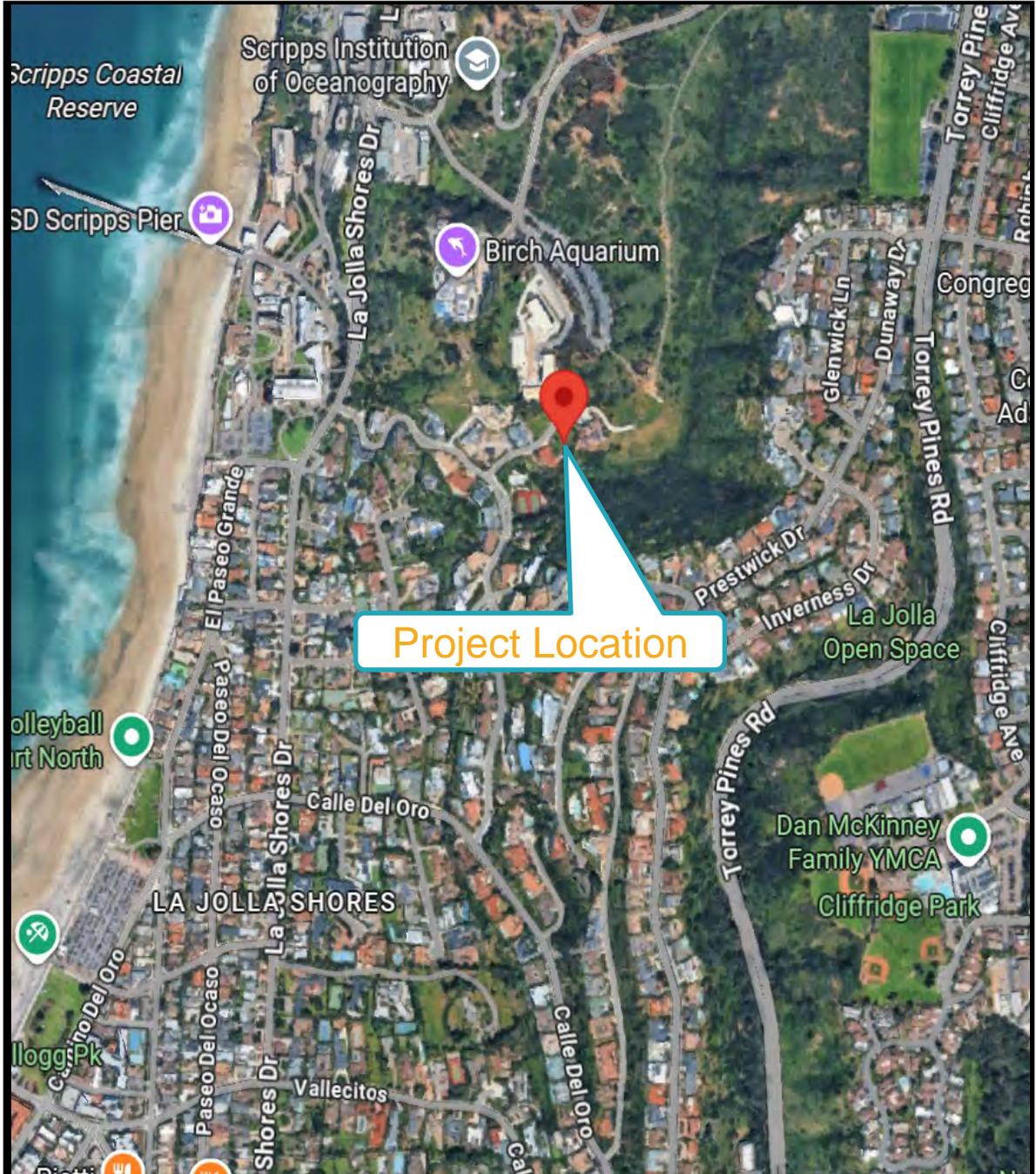
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. La Jolla Shores Planned District Advisory Board minutes
7. La Jolla Community Planning Association Recommendation
8. Environmental Exemption
9. Ownership Disclosure
10. Project Plans
11. Neighborhood Survey



Project Location

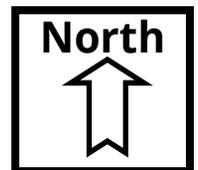
2545 Ruelle Nice
Project No. PRJ-1135846





Aerial Photo

2545 Ruelle Nice
Project No. PRJ-1135846



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. PMT-3356496
SITE DEVELOPMENT PERMIT NO. PMT-3356497
MONTORO ESTATES - PROJECT NO. PRJ-1135846

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. The Lombrozo Survivors Trust, Owner/Permittee, submitted an application to the City of San Diego for a Coastal Development Permit (CDP) and Site Development Permit (SDP) for the construction of a 2-story single dwelling unit with a walkout basement, pool, spa, and main and lower-level garage on a vacant lot (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the Montoro Estates project (Project).

B. The 0.38-acre site is located at 2545 Ruelle Nice in the La Jolla Shores Planned District – Single Family (LJSPD-SF) zone. The project site is also in the Coastal Overlay (Appealable) Zone, Coastal Height Limit Overlay Zone, High Paleontological Sensitivity Area, and Parking Impact Overlay (Campus-Impact) Zone within the La Jolla Community Plan area. The project site is legally described as: Parcel 2 in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 13718, filed in the office of the County Recorder of San Diego on March 15, 1985.

C. On December 24, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

D. On March 25, 2026, the Hearing Officer considered Coastal Development Permit (CDP) No. PMT-3356496 and Site Development Permit (SDP) No PMT-3356497 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect Coastal Development Permit (CDP) No. PMT-3356496 and Site Development Permit (SDP) No PMT-3356497:

A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

I. The proposed development will not adversely affect the applicable land use plan.

The proposed development will not adversely affect the applicable land use plan because it is consistent with the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP). The 0.38-acre site is designated as Open Space Park in the LJCP. The LJCP allows limited development on private property within open space areas, subject to encroachment limits established by the applicable open space regulations, preserving areas not approved for development. This range is characterized by single-dwelling unit residential homes with 10,000 to 40,000 square foot lots. The scope of work consists of a 2-story single dwelling unit. The project is consistent with the prescribed land use, density, and with the existing single dwelling units in the vicinity, according to a neighborhood survey prepared by Island Architects on April 15, 2024.

The project has been designed in conformance with all applicable development regulations of the San Diego Municipal Code, including the La Jolla Shores Planned District Ordinance – Single Family Zone and the Coastal Height Limit Overlay Zone. The proposed structure complies with the maximum 30-foot height limit with a proposed height of 27 feet 4 inches, and complies with the maximum 60 percent lot coverage requirement, with a proposed lot coverage of 37 percent.

The subject property is not identified as an existing or proposed public access way within the LJCP. The Public Access Map (Figure 6, page 23) does not identify the site as a public access location, and there is no physical access way legally used by the public on the property. The proposed project is fully contained within the existing legal lot area and will not encroach upon any existing or proposed public access to the coast.

In addition, the proposed development does not contain or impact any view corridors identified in the LJCP (Figure 9, page 35). Based on consistency with the land use designation,

preservation of public access, and protection of identified community plan resources, the proposed development will not adversely affect the applicable land use plan.

II. The proposed development will not be detrimental to public health, safety, and welfare.

The project site is an undeveloped lot located within an established residential area approximately one-half mile east of the Pacific Ocean. The proposed two-story, 9,480 -square-foot single-dwelling unit with a walkout basement, pool, spa, and main and lower-level garage is compatible in scale and use with surrounding residential development and will be constructed within previously disturbed areas of the site.

The permit includes conditions to protect public health and safety, including requirements for preparation of a water pollution control plan, implementation of construction best management practices, and compliance with all stormwater construction requirements of the City of San Diego Stormwater Standards Manual. Drainage for the project complies with the City's adopted drainage regulations and standards.

A Geotechnical Analysis prepared by Geowest Consultants on April 4, 2025, concluded that the proposed construction is feasible from a geotechnical standpoint. The project has been evaluated in accordance with the City's grading and geotechnical standards under San Diego Municipal Code (SDMC) Chapter 14, Article 2 (Grading Regulations), and the supporting geotechnical analysis demonstrates a minimum Factor of Safety (FOS) of 1.5, confirming that site conditions will remain stable under anticipated loading.

Environmental review staff determined that the project would not have a significant effect on the environment and found the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Projects). The project site does not contain sensitive biological resources or environmentally sensitive lands and is not located within a coastal bluff, beach, or special flood area. Therefore, the proposed development will not be detrimental to public health, safety, and welfare.

III. The proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The La Jolla Shores Planned District Ordinance requires building setbacks to be in general conformity with surrounding development. On July 8, 2025, City staff reviewed and accepted a neighborhood survey prepared by Island Architects documenting lot sizes, gross floor areas, and setback dimensions within a 300-foot radius of the project site. The proposed interior yard (4 feet), front yard (6 feet), and rear yard (4 feet) setbacks are consistent with the ranges identified in the survey.

The proposed development complies with all applicable regulations of the San Diego Municipal Code, including the La Jolla Shores Planned District Ordinance – Single Family Zone

and the Coastal Height Limit Overlay Zone. The proposed structure complies with the maximum 30-foot height limit, with a proposed height of 27 feet 4 inches, and complies with the maximum 60 percent lot coverage requirement, with a proposed lot coverage of 37 percent. The proposed floor area ratio of 0.48 is consistent with surrounding residential development based on the neighborhood survey prepared by Island Architects.

No deviations or variances are requested or required. Based on compliance with applicable zoning regulations, development standards, and neighborhood compatibility requirements, the proposed development complies with the regulations of the Land Development Code.

B. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

- I. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project site is located within the La Jolla Shores Planned District – Single Family (LJSPD-SF) Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area.

The project site is an irregular-shaped lot in a gated community, bordered by residential development to the east and west, and an undeveloped canyon to the south, and is approximately 0.4 miles east of the Pacific Ocean. The surrounding neighborhood is partially developed. The subject property is not identified as an existing or proposed public accessway in the LJCP.

There is no physical accessway legally used by the public on the subject property, nor is any proposed public accessway identified in the LJCP. The nearest public accessway identified by the LJCP is Kellogg Park – La Jolla Shores Beach, which is approximately 0.55 miles southwest of the project site, as shown on Figure 6 of the Community Plan.

The proposed project is contained within the existing legal lot area and will not encroach upon any existing or proposed physical access to the coast. The nearest view corridor is located approximately 0.3 miles away on El Paso Grande, according to Figure 9 (page 35) of the community plan. The proposed development does not impact any identified public view corridors. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan and will protect public views consistent with the Local Coastal Program.

- II. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The project site does not contain environmentally sensitive lands and is not located within or adjacent to the City's Multiple Habitat Planning Area (MHPA). The project site is located

within an urbanized area of the La Jolla Community Plan and is not situated on a sensitive coastal bluff, within a special flood hazard area, or within any area containing sensitive coastal or marine resources. No natural slopes or environmentally sensitive areas would be adversely affected by the proposed development.

The proposed development enhances public health and safety and supports the conservation of natural resources by preserving open space areas adjacent to the project site and integrating vegetation in compliance with applicable safety codes, brush management requirements, and fire safety setback standards. Environmental review staff determined that the project would not have a significant environmental effect and found the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects). Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

III. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program, including conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project site is located on an undeveloped lot within an established residential area in the LJCP. The 0.38-acre site is designated as Open Space Park in the LJCP, which allows limited development on private property within open space areas, subject to encroachment limits established by the applicable open space regulations, preserving areas not approved for development.

The project has been designed in conformance with all applicable development regulations of the San Diego Municipal Code, including the La Jolla Shores Planned District Ordinance – Single Family Zone and the Coastal Height Limit Overlay Zone. The proposed structure complies with the maximum 30-foot height limit with a proposed height of 27 feet 4 inches, and complies with the maximum 60 percent lot coverage requirement, with a proposed lot coverage of 37 percent.

The La Jolla Shores Planned District Ordinance requires buildings and structures to be in general conformity with those in the vicinity. On July 8, 2025, City staff reviewed and accepted a neighborhood survey prepared by Island Architects documenting lot sizes, gross floor areas, and setback dimensions within a 300-foot radius of the project site. The proposed development proposes an interior yard setback (4 feet), front yard setback (6 feet), and rear yard setback (4 feet), all of which are consistent with the survey. Therefore, the proposed coastal development is in conformity with the certified Local Coastal Program and complies with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

IV. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project site is located within the La Jolla Shores Planned District – Single Family Zone and the Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area. The project site is an irregular-shaped lot in a gated community, bordered by residential development to the east and west, and an undeveloped canyon to the south, and is approximately 0.4 miles east of the Pacific Ocean.

The proposed coastal development is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The nearest public road is La Jolla Shores Drive, and it is located approximately 0.21 miles from the project site. Therefore, this finding does not apply to the proposed coastal development.

2. The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated by this reference.

3. Based on these findings adopted by the Hearing Officer, Coastal Development Permit (CDP) No. PMT-3356496 and Site Development Permit (SDP) No PMT-3356497 are granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit (CDP) No. PMT-3356496 and Site Development Permit (SDP) No PMT-3356497, a copy of which is attached to and made a part of this Resolution by this reference.



Andrew Murillo
Development Project Manager
Development Services

Adopted on: March 25, 2026

IO#: 24010227

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24010227

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3356496
SITE DEVELOPMENT PERMIT NO. PMT-3356497
MONTORO ESTATES - PROJECT NO. PRJ-1135846
HEARING OFFICER

This Coastal Development Permit (CDP) No. PMT-3356496 and Site Development Permit (SDP) No. PMT-3356497 are granted by the Hearing Officer of the City of San Diego to Lombrozo Survivors Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0505 (SDP) and 126.0708 (CDP). The 0.38 -acre site is located on a vacant lot located at 2545 Ruelle Nice in the La Jolla Shores Planned District – Single Family (LJSPD-SF) Zone. The project site is also in the Coastal (Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, High Paleontological Sensitivity Area, and Parking Impact (Campus-Impact) Overlay Zone within the La Jolla Community Plan area. The project site is legally described as: Parcel 2 in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 13718, filed in the office of the County Recorder of San Diego on March 15, 1985.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the construction of a 2-story 9,480 square foot single dwelling unit on a vacant lot described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 25, 2026, on file in the Development Services Department.

The project shall include:

- a. Construction of a two-story 9,480 square-foot single dwelling unit with a basement, pool and spa, main level and lower-level garages;
- b. Landscaping (planting, irrigation, and landscape-related improvements);
- c. off-street parking;
- d. Retaining walls; and

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 9, 2029.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property, and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

11. The project proposes to export 1,220 cubic yards of material from the project site. All excavated material listed to be exported shall be exported to a legal disposal site in accordance with the current Standard Specifications for Public Works Construction (the "Green Book").

12. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

13. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
16. Prior to any construction permit, the development of this project shall comply with all permanent stormwater requirements of Municipal Stormwater Permit No. 2013-0001, or subsequent order, and the current version of the City of San Diego's Stormwater Standards Manual.
17. Prior to any construction permit, the development of this project shall comply with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual.

LANDSCAPE REQUIREMENTS:

18. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree that is unencumbered by utilities. Driveways, utilities, drains, water, and sewer laterals shall be designed so as not to prohibit the placement of street trees.
19. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. (see below for continuation of condition)
20. Unplanted recreational areas, walks (areas used for access, whether paved, mulched, steppingstone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.
21. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscapes shall be maintained consistent with the Landscape Standards in a disease, weed, and litter-free condition at all times. Severe pruning or "topping" of trees is not permitted.

22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

23. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

24. The Brush Management Program shall be based on a standard Zone One of 35 ft in width and a Zone Two of 65 ft in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under §142.0412(f), §142.0412(i), and §142.0412(j). Zone One shall be 35 feet in width with a corresponding Zone Two of 29'-5" in width, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A." Where the full brush management zones cannot be provided, openings along the brush side of the habitable structures, plus a 10-ft. perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as an alternative compliance for the reduced brush management zones.

PLANNING/DESIGN REQUIREMENTS:

25. The automobile, motorcycle, and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

26. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

27. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit may protest the imposition within ninety days of the

approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 25, 2026, and [Approved Resolution Number].

Coastal Development Permit (CDP) No. PMT-3356496
Site Development Permit (SDP) No PMT-3356497
Date of Approval: March 25, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Andrew Murillo
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Lombrozo Survivor's Trust
Owner/Permittee

By _____
Marila Lombrozo
Co-Trustee

By _____
Jose Lombrozo
Co-Trustee

By _____
Denise Lombrozo Adler
Co-Trustee

By _____
Bernardo Lombrozo
Co-Trustee

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**



LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, August 20, 2025

Item 1: CALL TO ORDER

Board Member Sherri Lightner called the meeting to order at 10:00 a.m.

Item 2: ROLL CALL

Members Present: Sherri Lightner, Kathleen Neil, Suzanne Weissman, and Phillip Wise.

Staff Liaison: Melissa Garcia, Senior Planner, City Planning Department; Matthew Nasrallah, Associate Planner, City Planning Department.

Item 3: APPROVAL OF THE AGENDA

Motion to approve the agenda by Board Member Neil, seconded by Board Member Wise. Agenda approved 4-0-0.

Item 4: APPROVAL OF THE MINUTES from June 18, 2024.

Motion to approve the minutes with changes by Board Member Wise, seconded by Board Member Weissman. Minutes approved 4-0-0.

Item 5: BOARD MEMBER COMMENT

Board Member Neil brought to attention the release of the 2025 Land Development Code Update. There are 2 items on the list that affect La Jolla specifically. One of the items removes the City Manager as the Secretary for the Advisory Board. She wants to know if that means that City staff will no longer participate in the monthly meetings.

Board Member Lightner shares the same concern over the Land Development Code Update that Board Member Neil has.

Board Member Weissman would like to know the clarification Board Member Neil requested.

Item 6: STAFF LIAISON COMMENT

Staff planned to announce the 2025 Land Development Code Update as well. Staff will follow up with the Board on their questions and concerns.

Item 7: NON-AGENDA PUBLIC COMMENT

No public comment was provided.

Item 8: **Review of Approval Process: PRJ-1112468 – 7741 Lookout Drive (Action Item)**

The project applicant was not required to present the project to the La Jolla Shores Planned District Advisory Board. The Board will review and consider a draft letter for submittal to the Mayor and City Council addressing the project's approval process.

Public Comment:

AJ Remen, architect, worked for his client, Vanessa, on her home for several years, which is adjacent to 7741 Lookout Drive. AJ thinks that this project should have come before the advisory board due to its impact on community character and scale. AJ presented exhibits of the project's progress to show the board.

Vanessa, who lives adjacent to the project site at 7777 Lookout Drive, states that the owners of 7741 Lookout Drive initially notified all other neighbors on the street except for her. Once the project owners notified her, they did not disclose that the project included building a new ADU. There is also an addition to the house that Vanessa believes is unpermitted. She has applied for a permit review with DSD.

Board Comment included:

- The draft letter includes a strong case for evaluation of the review process
- Suggestion to include previous letters written to DSD about other projects that did not go through Board review as references
- Recommends that the neighbor who spoke publicly write to their City Council Member and the Mayor to bring attention to their concerns
- Recommends that the neighbor include a stop-work order request in any communication to the City

Board Motion: The LJSPDAB moved to send the letter to the Mayor and City Council as drafted. Motion made by Board Member Wise, seconded by Board Member Lightner. Motion approved 4-0-0.

Item 9: **PRJ-1135846 - 0 Ruelle Nice (Action Item)**

The project proposes constructing a new 8,025 SF single family residence, two-story dwelling unit over basement with garage, spa, site retaining walls, and

additional site improvements. The applicant is seeking a recommendation of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Tony Sanshey of Island Architects presented the project.

Public Comment:

No public comment was provided.

Board Comment included:

- Requested clarification on brush management and the drainage report
- Concern regarding a lack of written support from one neighbor
- Question regarding the placement of the solar panels
- Concern regarding the effect of the project on the neighbor's view easement
- Question on why the project's classification as a priority development

Board Motion: The LJSPDAB moved to recommend the project as presented for a Site Development Permit and Coastal Development Permit. Motion made by Board Member Neil, seconded by Board Member Weissman. Motion approved 4-0-0.

Item 10: ADJOURNMENT

Next meeting: September 17, 2025. The meeting concluded at 10:45 a.m.



La Jolla Community Planning Association

PO Box 889, La Jolla CA 92038
<https://lajollacpa.org>
info@lajollacpa.org

Trustee Meeting
4 September 2025, ~6 pm
La Jolla Recreation Center
615 Prospect, La Jolla

President: Lisa Kriedeman
 Vice Presidents: Greg Jackson
 Harry Bubbins
 Secretary: Adrian Feral
 Treasurer: Glen Rasmussen

Regular monthly meetings: 1st Thursday. Refer to projects or issues, not to applicants or opponents. For **action** items, chair calls on public, then Trustees, closes discussion upon consensus, and calls for motions. Trustees vote by acclamation, roll call, or show of hands. The public is encouraged to participate in Committee/Board meetings before LJCPA discussion:

PDO – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair Andy Fotsch, 3rd Thursday, 4:00 pm

T&T – Traffic & Transportation Board, Chair Erik Gantzel, 3rd Tuesday, 4:00 pm

Meeting starts once room is available and set up

Present: Brady, Bubbins, Davidson, Dye, Feral, Jackson, Leon, Pleiss, Rasmussen, Soriano, Steck, J. Williams,

Absent: B. Williams, Weiss, Remen, Will, Ahern

1. **Approve Agenda (Motion to Approve : Bubbins, Jackson)**
2. **Approve Minutes (Motion to Approve : Weiss, Dye)**
3. **NonAgenda Public and Trustee Comments**

Member Emerson announced Shamrock Wisdom Author event at Warwicks on Sept 7th .

A Member from PB Planning group spoke to the benefits of inter collaboration between the coastal groups and announced that on Sept 24 a First Responders Appreciation Event will take place at De Anza Cove.

Consent Agenda

4. **Consolidate and Adopt Committee Judgements (Will/Gantzel/Fotsch)**

Item 4.2 is pulled from agenda for bulk and scale by a member .

Consent Agenda As Revised above is Approved on consent, and unanimous vote.

4.1 5421 Bellevue (1136705 Slaven)

Lot Line Adjustment between two adjacent parcels, each with an existing single dwelling unit, located at 5421 and 5407 Bellevue Avenue. The 0.39-acre site is in the Residential Single-Unit (RS-1-7) Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. A Process 2 Coastal Development Permit, pursuant to San Diego Municipal Code

(SDMC) Section 126.0707(f) is required for any coastal development involving a subdivision pursuant to the Subdivision Map Act and any other division of land requires a Coastal Development Permit

DPR 19 Aug: APPROVE, 6-0-1

4.2 516 Forward (1138143Escobedo)

~~Process Two (City Staff Decision) Coastal Development Permit for the partial demolition, remodel, and addition of a second story to an existing one-story single dwelling unit located at 516 Forward Street. The 0.14-acre project site is in the RS-1-7 (Residential – Single Unit) Base Zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Maintenance Assessment District for Bird Rock, Sustainable Development Area, Complete Communities Mobility Choices – Mobility Zone 2, Transit Area Overlay Zone, Transit Priority Area, Paleontological Sensitivity Area, and Geologic Hazard Category 52 within the La Jolla Community Plan Area, Council District 1. This development is within the Coastal Overlay Zone and the application was filed on June 23, 2025.~~

~~DPR 19 Aug: APPROVE, 6-2-2~~

4.3 La Jolla Art and Wine Festival (Mcfarlane)

Request to close streets and parking spaces for annual festival scheduled for October 10-11, 2025 T&T 19 Aug: APPROVE, 10-0-0

4.4. 0 Ruelle Nice “Montoro Estates” (1135846, Miller)

Coastal Development Permit and Site Development Permit to construct a 2-story 8,025 square foot single dwelling unit with a basement, 3 car garage (basement level), and 2 car garage (main level), at a vacant lot located on Ruelle Nice (APN 346-832-1200). The 0.38-acre site is in the LJDPD-SF Base Zone, Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. This development is within Coastal Overlay zone (APPEALABLE) and the application was filed on May 30, 2025.

PRC 21 Aug: APPROVE, 5-0-2

Comments from Elected Officials

Ms. Fatima from the Mayors Office spoke of the Department of Transportation controlled lands in partnership with the city for homeless outreach and the jurisdictional red tape has been overcome by an agreement between the State and City. A member in the audience inquired of the actual number of relocated non domiciled persons per the declared sixty six abatements performed since the program inception as it is unclear how many persons have been relocated and at what cost to the City.

Ms. Shulkin from Assembly Blakespear made aware the Sept 12 deadline for legislation to be sent to the Governor. AB 87 Density Bonus Law Revisions in response to Turquoise Tower proposed by Blakespear will be sent to the Governor . A discussion with member on the status of SB 79 and the last minute changes that limit its reach within the trolley stop in La Jolla only, but members recognized the impact on other communities. No position on SB 79 was made by LJCPA.

Ms. Delouri from UCSD Planning announced the passing of Chancellor Robert C. Dynes who was a devoted educator and shared his vision as a student in founding the Preuss School and

made significant advances for the UCSD mission. He will be missed by his community and his vision lives on in the lives he touched with his efforts. An announcement of the UCSD banner district and full presentation at October meeting was had.

Policy and Other Items (Actions as Noted)

5. Association for the City of La Jolla Update (Kane)

Ms. Kane presented the current status of La Jolla City Hood , what it took to get this far, a unprecedented achievement for La Jolla and gaining attention nationwide, but moving forward funding is the priority to keep the City Application going. A formal feasibility and cost study may now be performed for the certification process. The majority of the cost are in Attorney fees for compliance of the certifying body. Ultimately the City of La Jolla will be decided by City of San Diego vote.

**6. “Major Project” Agenda Category (Jackson) Action
(Motion To Approve : Bubbins/ Brady)**

Discussion on Major Project criteria for basis for full LJCPA Review at trustee meeting given the history of the last bylaw revision that has restricted project review under strict standards. Opening the standards to thresholds that will allow fully compliant projects to be reviewed by the LJCPA on the basis of waivers, floor area modifications unit increases greater than 4 , process 4 and 5 and as designated by committee and board vote as Major Projects.

Reports

7. Adjourn to next meeting October 2nd .

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-2A
San Diego, CA 92108

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 2545 Ruelle Nice / PRJ-1135846

State Clearinghouse No.: N/A

Project Location-Specific: 2545 Ruelle Nice, San Diego, CA 92037

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Coastal Development Permit (CDP) and Site Development Permit (SDP) for the construction of a 8,025 square-foot two-story single-family residence with a basement, and 3 car garage (basement level). . The 0.38-acre site is located at 2545 Ruelle Nice in the La Jolla Shores Planned District-Single Family Unit (LJSPD-SF) Base Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, and Parking Impact Overlay Zone, City Council District 1.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Spencer Miller, Island Architect, 7626 Herschel Avenue, San Diego, CA 92037. (858) 459-9291

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects)

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures. Section 15303 allows for the construction and location of a limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another, where only minor modifications are made in the exterior of the structure. Section 15303(a) allows one single-family residence, or second dwelling unit in a residential zone. The proposed project is the construction of a single-family home in a residential zone. The project would also qualify to be

FORM

DS-318

July 2024

Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

Development Permit: Coastal Development Permit/ Site Development Permit

Subdivision Approval: _____

Policy Approval: _____

Project Title: Montoro Estates: Lot 2 Ruelle Nice

Project No. For City Use Only: _____

Project Location/Address/Accessor's Parcel Number:

Lot 2 Ruelle Nice La Jolla, CA, 92037 APN:346-832-12-00

Specify Form of Ownership/Legal Status (please check):

Individual Partnership Corporation Limited Liability -or- General – What State? CA

Corporate Identification No.: _____ Trust - Date of Trust: _____

City of San Diego/Asset Management Department: _____

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. On the second page of this form, please list the owner(s), the applicant(s), and other financially interested persons of the above-referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least 30 days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Visit our web site: sandiego.gov/DSD.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (07-24)

Property Owner/Authorized Agent (Per SDMC 5113.0102)		
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Member <input type="checkbox"/> Trustee <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency <input type="checkbox"/> City of San Diego/Asset Management Department*		
Name of Individual: Lombrozo Survivors Trust- Montoro Estates		
On behalf of:		
Street Address: Lot 2 Ruelle Nice		
City: La Jolla	State: CA	Zip: 92037
Phone Number: 858-335-7716	Email: arthur.adler@me.com	
Signature: 	Date: 03/13/2025	
Additional pages attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

**(Signature within this section not required for City of San Diego/Asset Management Department)*

Applicant <input type="checkbox"/> Check if Same as Property Owner/Authorized Agent (Per SDMC 5112.0102)		
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Member <input type="checkbox"/> Trustee <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency		
Name of Individual: Spencer Miller		
On behalf of:		
Street Address: 7629 Herschel Ave.		
City: La Jolla	State: CA	Zip: 92037
Phone Number: 858-869-2830	Email: smillar@islandarch.com	
Signature: 	Date: 03/13/2025	
Additional pages attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Financially Interested Persons <input checked="" type="checkbox"/> Check if N/A		
<input type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Member <input type="checkbox"/> Trustee <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency		
Name of Individual:		
On behalf of:		
Street Address:		
City: La Jolla	State: CA	Zip: 92037
Phone Number:	Email:	
Signature:	Date: 03/13/2025	
Additional pages attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Visit our web site: sandiego.gov/DSD.

Upon request, this information is available in alternative formats for persons with disabilities.

LOT 2: MONTORO ESTATES COASTAL DEVELOPMENT PERMIT SET



PROJECT OVERVIEW

1. SITE ADDRESS	A.P.N.
2545 RUETTE NICE LA JOLLA CA 92037	346-832-12-00
2. ZONE	LEGAL DESCRIPTION
LSPD-SF	PARCEL 2 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO 13718, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO ON MARCH 15, 1985
3. PARKING REQUIREMENTS	YEAR BUILT
2	N/A
4. SETBACKS	BUILDING HEIGHT
SEE CHART BELOW	27'-4" SEE A1.1 & A5.1 SECTION 1
5. GROSS SITE AREA	NUMBER OF STORIES
16,726 SQ. FT.	2 STORIES WITH WALKOUT BASEMENT

PROJECT ANALYSIS

1. STREET ADDRESS	2545 RUETTE NICE LA JOLLA CA 92037
(Check one) [] N [] S [] E [] W	Between _____ and _____
2. ZONING ANALYSIS	
2.1. OCCUPANCY CLASSIFICATION	EXISTING: LSPD-SF PROPOSED: LSPD-SF
2.2. TYPE OF CONSTRUCTION	EXISTING - TYPE VB PROPOSED - TYPE VB
2.3. USE & DENSITY	USE (EXISTING): SINGLE DWELLING UNIT USE (PROPOSED): SINGLE DWELLING UNIT
DENSITY	1 DWELLING UNIT
Maximum no. dwelling units allowed per zone:	NO EXISTING UNITS
Number of existing units to remain on site:	1 NEW DWELLING UNITS PROPOSED
Number of proposed dwelling units on site:	1 DWELLING UNIT ON SITE
Total number of units provided on the site:	
2.4. ZONING DESIGNATIONS	
Planned District (if Applicable):	LSPD
Overlays (check all that apply):	[X] Coastal Height Limit [X] Coastal Overlay Zone (CST-APP,PIOZ CAMPUS IMPACT) [X] Parking Impact (Coastal, Campus) [X] Affordable Housing Parking Demand
Fire:	[X] Brush Management (Native/Naturalized Vegetation) [X] Very High Fire Hazard Severity Zone
Environmentally Sensitive Lands:	Does the project site contain or is it adjacent to any site that contains any of the following Environmentally Sensitive Lands as identified in Municipal Code Section 113.0103? [] Yes [X] No Sensitive Biological Resources [] Yes [X] Sensitive Coastal Bluffs [] Yes [X] No Steep Hillside [] Yes [X] 100-Year Floodplain [] Yes [X] Coastal Beaches
Historic District:	[] Yes [X] No (If Yes) Name: _____ Designated Historic [] Yes [X] No
Geologic Hazard Categories:	53 Earthquake Fault Buffer? [] Yes [X] No
Airports:	FAA Part 77 Notification Area [] Yes [X] No (If Yes, see Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process)

SCOPE OF WORK

NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH A WALKOUT BASEMENT, POOL AND SPA, MAIN LEVEL AND LOWER LEVEL GARAGES
-COASTAL DEVELOPMENT PERMIT
-SITE DEVELOPMENT PERMIT
-BUILDING FOOTPRINT SQUARE FOOTAGE - 6,142 SF
-LANDSCAPE SQUARE FOOTAGE - 5,104 SF
-HARDSCAPE SQUARE FOOTAGE - 2,754 SF
-PERMEABLE PAVEMENT SQUARE FOOTAGE - 2,726 SF

PROJECT TEAM

OWNER	SOILS ENGINEER
LOMBROZO SURVIVORS TRUST 08-01-81 LOT 2 LA JOLLA, CA 92037	GEOWEST CONSULTANT 1804 GARNET AVE. #400 SAN DIEGO, CA 92109 PH. (619) 275-5002 CONTACT: CRISTOPHER C. O'HEARN EMAIL: COHEARN@GEOWEST.COM
FINANCIALLY RESPONSIBLE PARTY	
ARCHITECTS	LANDSCAPE ARCHITECT
TONY CRISAFI, LISA KRIEDMAN ISLAND ARCHITECTS 7626 HERSCHEL AVENUE LA JOLLA, CALIFORNIA 92037 PH. (858) 459-9291 FAX (858) 456-0351 PROJECT MANAGER: TONY SANSHEY	C.M. BROWN LANDSCAPE ARCHITECT 1741 SCHOONER WAY CARLSBAD, CALIFORNIA 92008 PH. (858) 633-3550 CONTACT: CHRIS BROWN
INTERIOR DESIGNER	
FULLEN ENANY DESIGN GROUP INC. 31742 COAST HIGHWAY LAGUNA BEACH, CA 92651 PH. (949) 715-1633 FAX (949) 715-1622 CONTACT: OMAR ENANY EMAIL: OENANY@FULLENNENANY.COM	
CIVIL ENGINEER	
PASCO LARET SUITER & ASSOCIATES 1911 SAN DIEGO AVENUE SUITE 100 SAN DIEGO, CALIFORNIA 92110 PH. (858) 259-8212 CONTACT: BRYAN KNAPP	

DRAWING INDEX

02 COASTAL DEVELOPMENT PERMIT SHEET LIST	
DWG#	DRAWING TITLE
T1	TITLE SHEET CDP
CIVIL	
C0.1	SITE DRAINAGE AND GRADES PLAN
C0.2	SITE BASEMENT GRADES PLAN
C0.3	SECTIONS AND DETAILS
C0.4	TOPOGRAPHIC SURVEY MAP
LANDSCAPE	
L-01	TITLE SHEET
L-02	AREA CALCULATIONS
L-03	HYDROZONE PLAN
L-04	BRUSH CLEARANCE & EXISTING TREE PLAN
L-05	BRUSH MANAGEMENT PLAN
L-06	PLANTING NOTES
L-07	PLANTING NOTES
L-08	PLANTING NOTES
ARCHITECTURAL	
A1.1	SITE PLAN
A1.1a	SITE SECTIONS
A1.3	AREA CALCULATIONS
A2.0	BASEMENT PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	MATERIAL PALETTE
A4.4	RENDERINGS
A5.1	BUILDING SECTIONS
A5.2	BUILDING SECTIONS

CITY STANDARD TITLE BLOCK

Prepared By: Island Architects

Name: Spencer Miller

Contact: SPENCER MILLER

7626 Herschel Avenue

La Jolla, CA 92037

Phone: (858) 459-9291

Street Address: 2545 RUETTE NICE LA JOLLA CA 92037

Project Name: MONTORO RESIDENCE

Sheet Title: TITLE SHEET CDP

Revision 08: _____

Revision 07: _____

Revision 06: _____

Revision 05: _____

Revision 04: _____

Revision 03: _____

Revision 02: _____

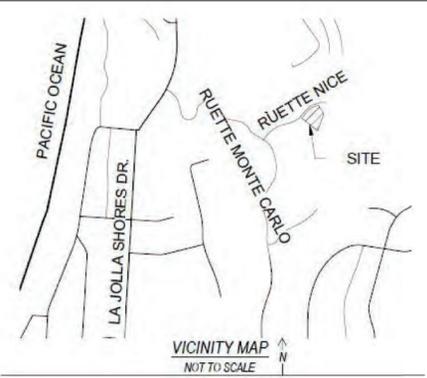
Revision 01: _____

Original Date: 05/01/2025

Sheet: 1 of 26

DEP#: _____

VICINITY MAP



APPLICABLE CODE

APPLICABLE CODES
ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA FIRE CODE

THIS PROJECT SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24), WHICH ADOPTS THE 2021 IBC, 2021 IRC, 2021 UPC, 2021 UMC, 2020 NEC, 2021 IFC AND IEBC

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 NS)

ALL REQ. PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO

APPROVALS

- Montoro HOA Approval: 07/24/2025
- LISAB Approval: 4-0-0 on 08/20/2025
- PRC Advisory Board Approval: 5-0-2 on 08/21/2025
- JLCPA Approval: 5-0-2 on 09/04/2025

ADDITIONAL NOTES

- PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.04104, 43.010, 129.0104(a) (4), AND 142.0220, PERMITS ARE REQUIRED TO BE INSPECTED BY CITY INSPECTION STAFF TO ENSURE COMPLIANCE WITH ISSUED CONSTRUCTION PERMIT. THIS INCLUDES BUT IS NOT LIMITED TO, STORMWATER COMPLIANCE INSPECTION REQUIREMENTS ASSOCIATED WITH EACH PERMIT.

ABBREVIATIONS

CL	CENTERLINE	DN.	DOWN	GL.	GLASS	O.D.	OVERFLOW DRAIN	SHR.	SHOWER
Ø	DIAMETER OR ROUND	D.O.	DOOR OPENING	GND.	GROUND	OFF.	OFFICE	SHT.	SHEET
(E)	EXISTING	OR	OR	GR.	GRADE	O.H.	OVERHEAD	SIM.	SIMILAR
EXISTG	EXISTING	DS.	DOWNSPOUT	GYP.	GYPSPUM	O.H.C.	OVERHEAD CABINET	SKYLT.	SKYLIGHT
ABV.	ABOVE	DW	DISH WASHER	GYP. BD.	GYPSPUM BOARD	OPNG.	OPENING	SLDR.	SLOPE/SLOIDER (WINDOW)
ACOUS.	ACOUSTICAL	DWR.	DRAWINGS	H.B.	HOSE BIB	OPP.	OPPOSITE	SLDR.	SLIDING GLASS DOOR
A.D.	AREA DRAIN	E.	DRAWER	PL.	PROPERTY LINE OR PLATE	PL/SH	POLE AND SHELF	S.S.	STAINLESS STEEL
ADJ.	ADJUSTABLE	EA.	EAST	HDWD.	HARDWOOD	PL. LAM.	PLASTIC LAMINATE	S.T.	STONE
A.F.F.	ABOVE FINISH FLOOR	E.J.	EXPANSION JOINT	HDWE.	HARDWARE	PLSTR.	PLASTER	ST.	STANDARD
A.F.G.	ADJACENT FINISH GRADE	EL.	ELEVATION	H.M.	HOLLOW METAL	PLNTR.	PLANTER	STL.	STEEL
AGGR.	AGGREGATE	ELEC.	ELECTRICAL	HORIZ.	HORIZONTAL	PLUMB.	PLUMBING	STR.	STRUCTURE
AL.	ALUMINUM	ENCL.	ENCLOSURE	HR.	HOUR	PLYWD.	PLYWOOD	STRCT.	STRUCTURAL
ALUM.	ALUMINUM	EQU.	EQUAL	HT.	HEIGHT	PANL.	PANEL	SUSP.	SUSPENDED
APPROX.	APPROXIMATE	EQUIP.	EQUIPMENT	H.V.A.C.	HEATING VENTILATING AIR CONDITIONING	PANTRY.	PANTRY	STR.	STRUCTURE
ARCH.	ARCHITECT	EXST.	EXISTING	HORZ.	HORIZONTAL	P.P.	PLANTING POCKET	SYM.	SYMMETRICAL
BD.	BOARD	EXP.	EXPANSION	INT.	INTERIOR	PR.	PAIR	T.B.	TOYEL BAR
B.I.	BUILT-IN	EXPO.	EXPOSED	INT.	INTERIOR	PRCST.	PRECAST	T.C.	TRASH COMPACTOR
BLD.	BUILDING	EXT.	EXTERIOR	INT.	INTERIOR	PREFAB.	PREFABRICATED	TEL.	TELEPHONE
BLK.	BLOCK	FAU.	FORCED AIR UNIT	INT.	INTERIOR	PT.	POINT	TEMP.	TEMPERED GLASS
BLKG.	BLOCKING	F.D.	FLOOR DRAIN	INT.	INTERIOR	PTD.	PAINTED	T & G.	TONGUE AND GROOVE
BLT.	BOLT	FENL.	FOUNDATION	INT.	INTERIOR	R.	RISER	THR.	THRESHOLD
BM.	BEAM	F.F.	FINISH FLOOR	INT.	INTERIOR	RAD.	RADIUS	T.O.C.	TOP OF CURB
ROT.	ROTTOM	F.G.	FINISH GRADE	INT.	INTERIOR	R.D.	ROOF DRAIN	T.P.D.	TOILET PAPER DISPENSER
C.	CONCRETE	F.H.	FIRE HYDRANT	INT.	INTERIOR	REF.	REFERENCE	T.V.	TELEVISION
CAB.	CABINET	FIN.	FINISH	INT.	INTERIOR	REFR.	REFRIGERATOR	T.W.	TOP OF WALL
CEM.	CEMENT	FIXED	FIXED WINDOW	INT.	INTERIOR	REV.	REVERSE	TY.	TYPE
CEK.	CERAMIC	FL.	FLOOR	INT.	INTERIOR	REIN.	REINFORCE, REINFORCED	UNF.	UNFINISHED
CLG.	CEILING	F.L.	FACE OF FINISH	INT.	INTERIOR	RGR.	REGISTER	UND.	UNDERGROUND
CLO.	CLOSET	F.M.	FACE OF MULLION	INT.	INTERIOR	REQ.	REQUIRED	UNL.	UNLESS NOTED OTHER
CLR.	CLEAR	F.O.C.	FACE OF CONCRETE	INT.	INTERIOR	RES.	RESISTANT	V.	VERTICAL
C.M.U.	CONCRETE MASONRY UNIT	F.O.F.	FACE OF FINISH	INT.	INTERIOR	RESIL.	RESILIENT	V.P.	VAPOR PROOF
CNTR.	COUNTER	F.F.T.	FACE OF FINISH STUD	INT.	INTERIOR	R.M.	ROUGH OPENING	W.	WASHER OR WEST
COL.	COLUMN	F.F.P.	FACE OF FINISH PLACE	INT.	INTERIOR	R.V.	ROUGH VENT	W/C.	WATER CLOSET
CONC.	CONCRETE	F.F.S.	FACE OF FINISH STUD	INT.	INTERIOR	S.	SOUTH	WD.	WOOD
CONN.	CONNECTION	FR.	FIREPROOF FRAMING	INT.	INTERIOR	S.C.	SOLID CORE	WH.	WATER HEATER
CONSTR.	CONSTRUCTION	FRAMG.	FRAMING	INT.	INTERIOR	SCHD.	SCHEDULE	WO.	WITHOUT
CONT.	CONTINUOUS	FT.	FOOT OR FEET	INT.	INTERIOR	S.D.	STORM DRAIN	W.P.	WATERPROOF
CSMT.	CASEMENT WINDOW	FTG.	FOOTING	INT.	INTERIOR	SECT.	SECTION	WT.	WEIGHT
CTR.	CENTER	FUR.	FURRING	INT.	INTERIOR	S.F.	SQUARE FEET	WTR.	WATER
CTSK.	COUNTERSUNK	FUT.	FUTURE	INT.	INTERIOR	SH.	SHelf		
D.	DRYER	G.	GAS	INT.	INTERIOR				
DBL.	DOUBLE	GA.	GALVANIZED	INT.	INTERIOR				
DEPT.	DEPTH	G.B.	GRAB BAR	INT.	INTERIOR				
DET.	DETAIL	G.D.	GARBAGE DISPOSAL	INT.	INTERIOR				
DIAM.	DIAMETER	G.FCI	GROUND FAULT CURRENT INTERRUPTER	INT.	INTERIOR				
				INT.	INTERIOR				

SYMBOLS AND LEGEND

ELEVATION MARKER	OTHER
1 Ref 1 Ref 1 Ref	GLASS PLYWOOD CONT. WOOD BKLG. METAL: BETWEEN MEMBERS GRAVEL OR AGGREGATE (BASE COURSE (H&C)) INSULATION (BATT OR BIRKAT) INSULATION (RIGID) METAL PLASTER OR GYPSPUM (AS NOTED) SOIL THE EQUALIZED/UNGRADED OR PAVER
DETAIL MARKER	WALLS
1 Ref 1 Ref	EXISTING WALL TO REMAIN 2 X 6 STUD WALL U.N.O. CONCRETE STEEL STUD WALLS
SECTION MARKER	REVISION INDICATOR
1 Ref 1 Ref	REVISION NUMBER REVISION
WINDOW TYPE INDICATOR	DOOR TYPE INDICATOR
11 101	DOOR TYPE NUMBER
MATCH LINE/DATUM POINT	MATCH LINE/DATUM POINT
11 101	DATUM POINT

5.1. COVERAGE DATA

Total Building Area (ground floor):	Ac.	6,147 SQ. FT.
Total Landscape/Open Space Area:	Ac.	5,130 SQ. FT.
Total Hardscape/Paved Area:	Ac.	2,726 SQ. FT.
Total Permeable/Paved Area:	Ac.	2,726 SQ. FT.

5.2. STORM WATER TABULATIONS

DISTURBANCE AREA	EARTHWORK QUANTITIES
TOTAL DISTURBANCE AREA: 16,042 SQFT	Cut Quantities: 1,235 CYD
EXISTING AMOUNT OF IMPERVIOUS AREA: 0 SQFT	Fill Quantities: 0 CYD
PROPOSED AMOUNT OF IMPERVIOUS AREA: 9,524 SQFT	Import/Export: 1,220 CYD
	Max Cut Depth: 4.8 FT
	Max Fill Depth: 4.5 FT

FLOOR AREA SUMMARY & F.A.R. CALCULATION

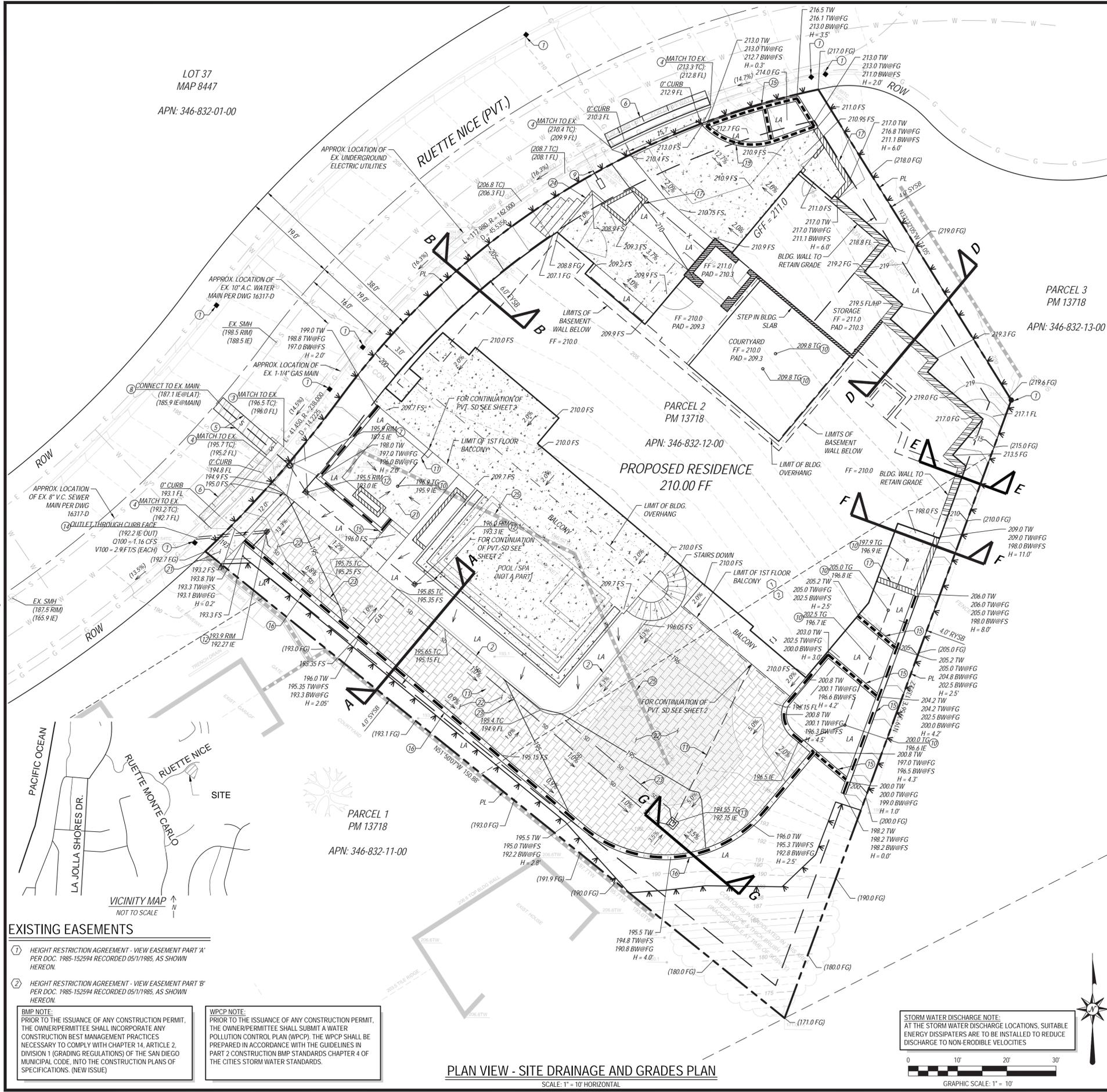
FAR CALCULATIONS			
ALLOWABLE FAR	8,028 SF		.48
PROPOSED FAR	7,996 SF		.48
AREA CALCULATIONS: PLEASE SEE A1.3 FOR FULL CALCULATION BREAKDOWN			
	SQUARE FOOTAGE	COUNTABLE TO GFA	NOT COUNTABLE TO GFA
OVERALL BUILDING TOTAL	9,480 SF	7,996 SF- GFA	1,484 SF- NON GFA

ISLAND ARCHITECTS
 TONY CRISAFI, LISA KRIEDMAN, R.A.
 7626 HERSCHEL AVENUE
 LA JOLLA, CA 92037
 TEL: (858) 459-9291 FAX: (858) 456-0351

MONTORO RESIDENCE
 2545 RUETTE NICE LA JOLLA CA 92037

T1 CDP
 TITLE SHEET CDP

11/13/2025



LEGEND

PROPERTY BOUNDARY	---
CENTERLINE OF ROAD	---
ADJACENT PROPERTY LINE	---
PUBLIC RIGHT-OF-WAY	---
SETBACK LINE	---
EXISTING CONTOUR LINE	---
PROPOSED CONTOUR LINE	---
PROPOSED DIRECTION OF FLOW	---
LIMIT OF BLDG. OVERHANG	---
PROPOSED 6"x16" PCC FLUSH CURB	SDRS D-G-1
PROPOSED 6" PCC CURB & GUTTER	SDRS D-G-2
PROPOSED SAWCUT OF AC PAVEMENT	---
PROPOSED PCC DRIVEWAY (WIDTH PER PLAN)	---
PROPOSED STRUCT. BLDG. WALL	---
PROPOSED ARCH WALL	---
PROPOSED STEP IN BLDG. SLAB	---
PROPOSED MASONRY RETAINING WALL	---
PROPOSED STRUCTURAL SITE WALL	---
PROPOSED PCC PAVEMENT	---
PROPOSED PERVIOUS PAVERS (WITH IMPERMEABLE LINER) COLOR AND FINISH PER ARCH PLANS	---
PROPOSED PERVIOUS PAVERS (NO IMPERMEABLE LINER) COLOR AND FINISH PER ARCH PLANS	---
PROPOSED GRIND AND OVERLAY OF AC PAVEMENT	---
PROPOSED TRENCH & AC RESTORATION	---
PROPOSED 3" SIDEWALK UNDERDRAIN PIPE (X2)	SDRS D-27
PROPOSED 6" AREA DRAIN BY NDS OR APPROVED EQUAL	---
PROPOSED 6" STORM DRAIN CLEANOUT BY NDS OR APPROVED EQUAL	---
PROPOSED 3" PVC PERVIOUS PAVER SUBDRAIN	---
PROPOSED 4" PVC STORM DRAIN	---
PROPOSED 4" PVC SEWER LATERAL WITH WYE CONNECTION & CLEANOUT	SDRS D-SC-01
PROPOSED 1" BACKFLOW TO CONNECT TO EXISTING 1" DOMESTIC WATER SERVICE, METER	---
PROPOSED PRIVACY FENCE	---
EXISTING WALL	---
EXISTING FENCE	---
EXISTING WATER MAIN (SIZE PER PLAN)	---
EXISTING SEWER MAIN (SIZE PER PLAN)	---
EXISTING GAS MAIN (SIZE PER PLAN)	---
EXISTING ELECTRIC UTILITIES	---
EXISTING SURVEY MONUMENT	---

- ### CONSTRUCTION NOTES
- EXISTING SURVEY MONUMENT SHALL BE PROTECTED IN PLACE. MONUMENT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR WHO SHALL FILE A CORNER RECORD WITH THE COUNTY IF DISTURBED OR DESTROYED
 - PROPOSED 6"x15" PCC CURB PER SDRSD G-1
 - PROPOSED 6" PCC CURB & GUTTER PER SDRSD G-2
 - PROPOSED 12" WIDE PCC DRIVEWAY ENTRANCE
 - PROPOSED TRENCH RESURFACING & AC RESTORATION
 - PROPOSED LIMITS OF SAWCUT OF EXISTING AC PAVEMENT
 - PROPOSED SEWER CLEANOUT PER SDRSD SC-01
 - PROPOSED 4" PVC SEWER LATERAL WITH WYE CONNECTION
 - EXISTING 1" WATER SERVICE & METER BOX TO REMAIN; PROPOSED 1" BACKFLOW TO CONNECT TO EXISTING FACILITIES
 - PROPOSED 4" AREA DRAIN BY NDS OR APPROVED EQUAL
 - PROPOSED PVT 4" PVC STORM DRAIN
 - PROPOSED PVT 6" STORM DRAIN CLEANOUT WITH TRAFFIC-RATED LID
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 - PROPOSED SITE WALL PER ARCHITECTURAL PLANS
 - PROPOSED TEMPORARY SHORING WALL TO CONSTRUCT BASEMENT WALLS LIMITS SHOWN HEREON APPROXIMATE
 - PROPOSED DEEPEENED FOOTING
 - PROPOSED STEM WALL
 - PROPOSED PCC WALKWAY
 - PROPOSED PVT PAVEMENT DRIVEWAY PER DETAIL: SHEET 3
 - PROPOSED 3" PVC PERVIOUS PAVER SUBDRAIN TO CONNECT TO ONSITE SD. SEE DETAIL SHEET 3
 - PROPOSED PCC DEEPEENED EDGE
 - EXISTING MASONRY RETAINING WALL TO BE REMOVED

SURVEY NOTE

TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON WAS PREPARED ON JUNE, 8 2023 BY:

WOODS LAND SURVEYING, INC.
2180 GARNET AVE, SUITE G3
SAN DIEGO, CA 92109
PH: (858) 273-4700

LEGAL DESCRIPTION

PARCEL 2, OF MONTEORO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. 13718 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY MARCH 15, 1985.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND BRASS PLUG LOCATED ON THE TOP OF CURB AT THE NORTHERLY CORNER OF PRESTWICK DRIVE & PRESTWICK COURT. AS NOTED IN THE CITY OF SAN DIEGO BENCHMARK BOOK ON SHEET 510.

ELEVATION: 350.289 (NGVD 29)

EARTHWORK / PROJECT GRADING TABULATIONS

TOTAL:		UNDER STRUCTURE:	
CUT:	400 CY	CUT:	1,235 CY
FILL:	415 CY	FILL:	0 CY
IMPORT:	0 CY	EXPORT:	1,220 CY

MAX CUT HEIGHT: 4.8 FT
MAX FILL HEIGHT: 4.5 FT
ESTIMATE DOES NOT INCLUDE STRIPPING OR UTILITY TRENCH VOLUMES, IF REQUIRED BY SITE CONDITIONS. CONTRACTOR SHALL SATISFY SELF THAT ESTIMATES ARE CORRECT PRIOR TO COMMENCEMENT OF WORK. EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY. (CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE OR SWELL FACTORS). DEPTH & QUANTITY OF REMEDIAL GRADING IS SUBJECT TO FIELD VERIFICATION BY PROJECT SOILS ENGINEER IN FIELD DURING EXCAVATION.

IMPERVIOUS AREA CALCULATIONS

TOTAL PROPERTY AREA:	16,726 SF
TOTAL DISTURBED AREA:	16,042 SF
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA: (TOTAL)	9,524 SF
NEW:	9,524 SF
REPLACED:	0 SF

CIVIL SHEET INDEX

SHEET C0.1	SITE DRAINAGE AND GRADES PLAN
SHEET C0.2	SITE BASEMENT GRADES PLAN
SHEET C0.3	SECTIONS AND DETAILS
SHEET C0.4	TOPOGRAPHIC SURVEY MAP

2545 RUETTE NICE
LA JOLLA, CA 92037

PLSA JOB NUMBER: 4291
SHEET 1 OF 4

PREPARED BY:
PASCO LARET SUITER
& ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plsaengineering.com

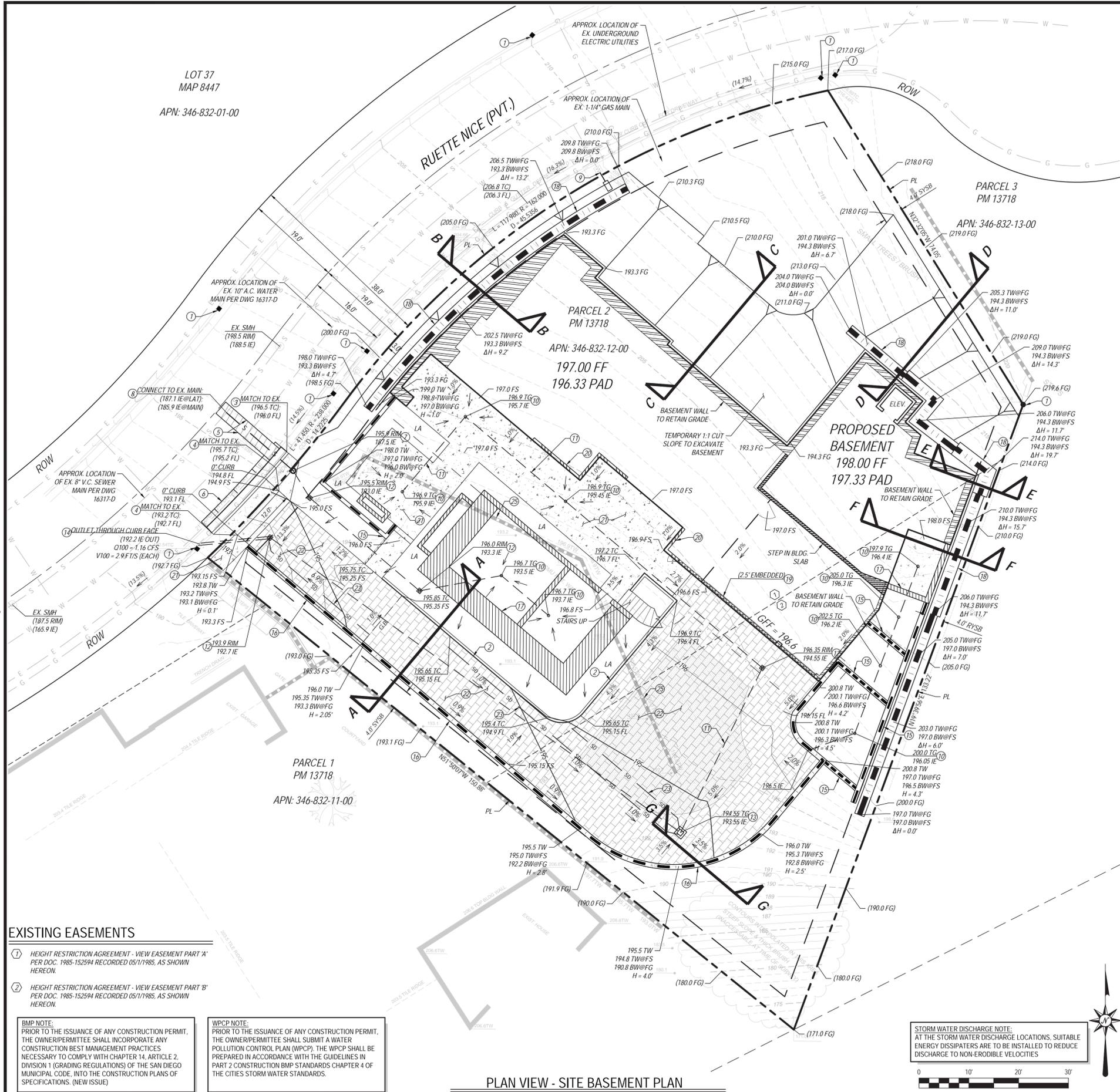
EXISTING EASEMENTS

- HEIGHT RESTRICTION AGREEMENT - VIEW EASEMENT PART 'A' PER DOC. 1985-152594 RECORDED 05/11/1985, AS SHOWN HEREON.
- HEIGHT RESTRICTION AGREEMENT - VIEW EASEMENT PART 'B' PER DOC. 1985-152594 RECORDED 05/11/1985, AS SHOWN HEREON.

BMP NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OF SPECIFICATIONS. (NEW ISSUE)

WPCP NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITIES STORM WATER STANDARDS.

PLAN VIEW - SITE DRAINAGE AND GRADES PLAN
SCALE: 1" = 10' HORIZONTAL
GRAPHIC SCALE: 1" = 10'



LEGEND

PROPERTY BOUNDARY	---
CENTERLINE OF ROAD	---
ADJACENT PROPERTY LINE	---
PUBLIC RIGHT-OF-WAY	---
SETBACK LINE	---
PROPOSED LIMIT OF GRADING	---
EXISTING CONTOUR LINE	---
PROPOSED CONTOUR LINE	---
PROPOSED DIRECTION OF FLOW	---
LIMIT OF BLDG. OVERHANG	---
PROPOSED 6"x16" PCC FLUSH CURB	SDRS D-G-1
PROPOSED 6" PCC CURB & GUTTER	SDRS D-G-2
PROPOSED SAWCUT OF AC PAVEMENT	---
PROPOSED PCC DRIVEWAY (WIDTH PER PLAN)	---
PROPOSED DEEPEENED FOOTING (DEPTH PER PLAN)	---
PROPOSED STEM WALL	---
PROPOSED STRUCT. BLDG. WALL	---
PROPOSED ARCH WALL	---
PROPOSED STEP IN BLDG. SLAB	---
PROPOSED TEMPORARY SHORING WALL	---
PROPOSED STRUCTURAL SITE WALL	---
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PROPOSED PERVIOUS PAVERS (NO IMPERMEABLE LINER) COLOR AND FINISH PER ARCH PLANS	---
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PROPOSED TRENCH & AC RESTORATION	---
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PROPOSED 6" STORM DRAIN CLEANOUT BY NDS OR APPROVED EQUAL	---
PROPOSED 3" PVC PERVIOUS PAVER SUBDRAIN	SD SD
PROPOSED 4" PVC STORM DRAIN	---
PROPOSED 4" PVC SEWER LATERAL WITH WYE CONNECTION & CLEANOUT	SDRS SC-01
PROPOSED 1" BACKFLOW: TO CONNECT TO EXISTING 1" DOMESTIC WATER SERVICE, METER	---
EXISTING WALL	---
EXISTING FENCE	X X
EXISTING WATER MAIN (SIZE PER PLAN)	W W
EXISTING SEWER MAIN (SIZE PER PLAN)	S S
EXISTING GAS MAIN (SIZE PER PLAN)	G G
EXISTING ELECTRIC UTILITIES	E E
EXISTING SURVEY MONUMENT	●

CONSTRUCTION NOTES

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- PROPOSED STEM WALL
- PROPOSED PCC WALKWAY
- PROPOSED PVT PAVED DRIVEWAY PER DETAIL: SHEET 3
- PROPOSED 3" WIDE PCC RIBBON GUTTER PER DETAIL: SHEET 3
- PROPOSED 3" PVC PERVIOUS PAVER SUBDRAIN TO CONNECT TO ONSITE SD: SEE DETAIL SHEET 3
- PROPOSED PCC DEEPEENED EDGE
- EXISTING MASONRY RETAINING WALL TO BE REMOVED

EXISTING EASEMENTS

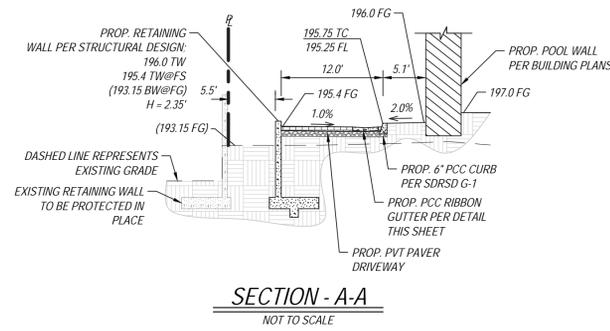
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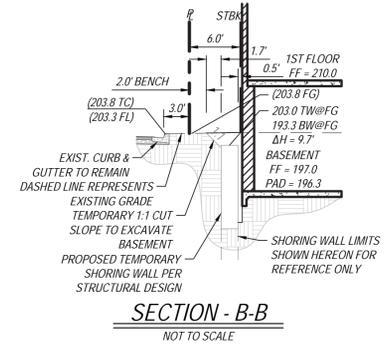
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STORM WATER DISCHARGE NOTE:
AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE DISCHARGE TO NON-ERODIBLE VELOCITIES

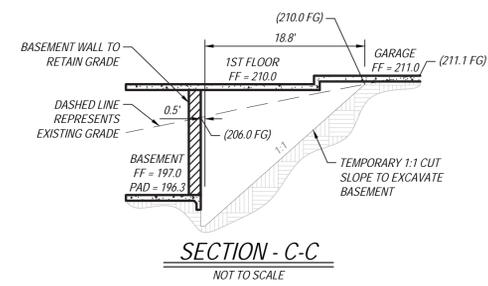
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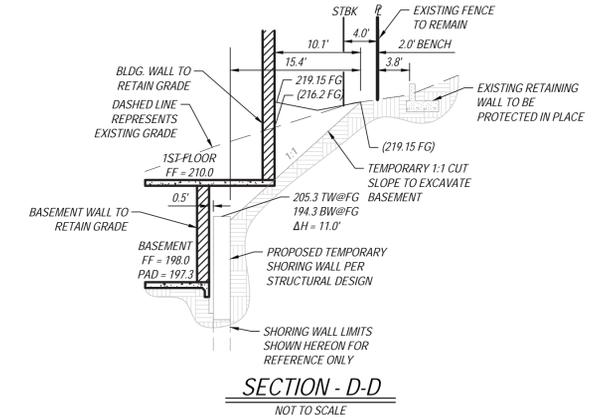
SECTION - A-A
NOT TO SCALE



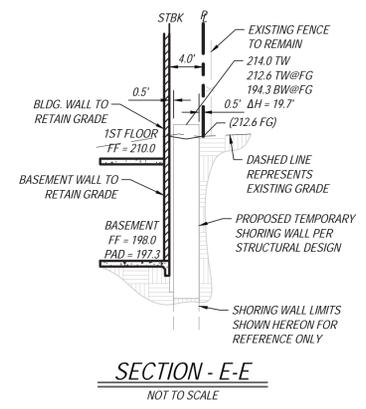
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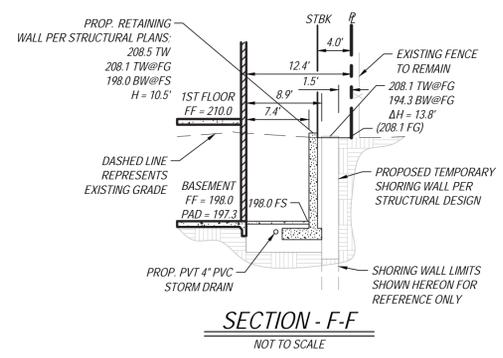
SECTION - C-C
NOT TO SCALE



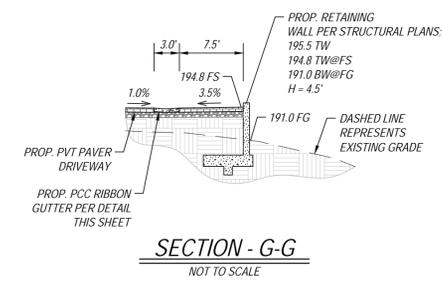
SECTION - D-D
NOT TO SCALE



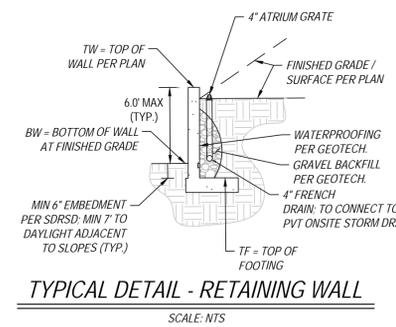
SECTION - E-E
NOT TO SCALE



SECTION - F-F
NOT TO SCALE



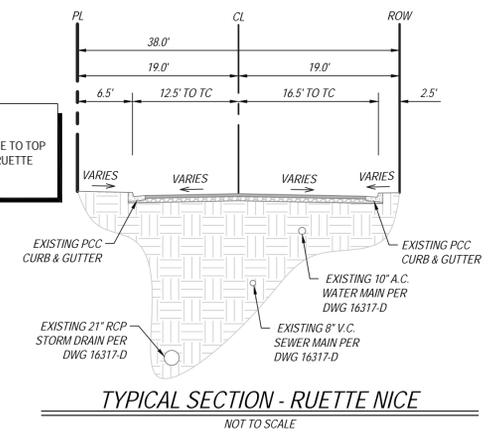
SECTION - G-G
NOT TO SCALE



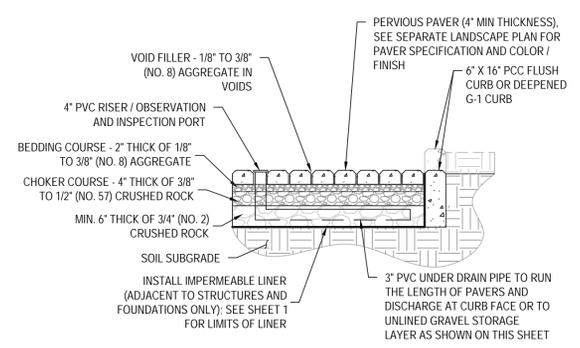
GENERAL RETAINING WALL NOTES

1. WALL BACKFILL AND COMPACTION PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
2. INSTALL 4\"/>

***DIMENSIONING NOTE:**
ACTUAL DIMENSIONS FROM STREET CENTERLINE TO TOP OF CURB VARY THROUGHOUT THE EXTENT OF RUETTE NICE, AS A NONSTANDARD, PRIVATE ROAD.



TYPICAL SECTION - RUETTE NICE
NOT TO SCALE



TYPICAL DETAIL - PERVIOUS PAVERS
NOT TO SCALE

***PAVEMENT NOTE:**
ACTUAL PAVEMENT OR CONCRETE STRUCTURAL SECTION(S) TO BE CONFIRMED IN FIELD BY GEOTECHNICAL ENGINEER BASED ON OBSERVED "R" VALUES / TESTING.

2545 RUETTE NICE
LA JOLLA, CA 92037

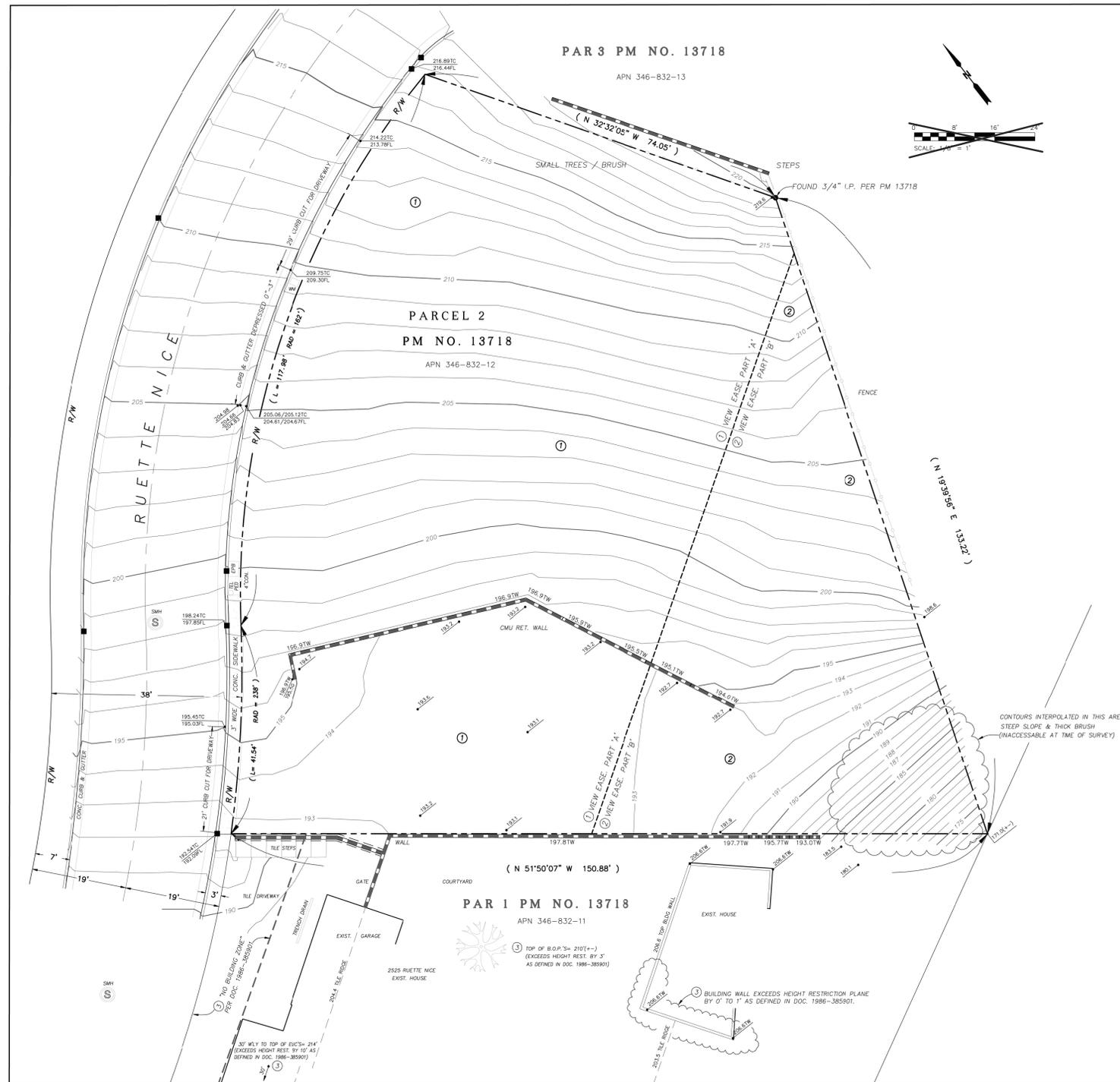


PREPARED BY:
PASCO LARET SUITER
& ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plsaengineering.com

SHEET 3 OF 4

TOPOGRAPHIC SURVEY PLAT

NTS



TOPOGRAPHIC SURVEY PLAT

SITE ADDRESS:
RUE TTE NICE, LA JOLLA, CA 92037 (VACANT)
ASSESSOR PARCEL NUMBER: 346-832-12

LEGAL DESCRIPTION:
PARCEL 2 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13718, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO ON MARCH 15, 1985.

GROSS LOT ACREAGE:
16,726 S.F. / 0.384 ACRES

LEGEND:
■ INDICATES FOUND SURVEY MONUMENT AS SHOWN ON PM 13718
() INDICATES MEASURED & RECORD DATA PER PM 13718

PLOTTED EASEMENTS

EASEMENTS SHOWN ARE PER PRELIM. TITLE REPORT NO. 00188833-996-S01-CF2 DATED FEBRUARY 9, 2023, PREPARED BY FIDELITY NATIONAL TITLE CO.

- PARCEL 2 HEIGHT RESTRICTION AGREEMENT- VIEW EASEMENT PART 'A'**
MAXIMUM BUILDING HEIGHT= 232.0' M.S.L. / MAXIMUM CHIMNEY HEIGHT= 234.0' M.S.L. AS DEFINED IN DOC. 1985-152594, O.R. (PRELIM. TITLE REPORT EX. ITEM NO. 9).
- PARCEL 2 HEIGHT RESTRICTION AGREEMENT- VIEW EASEMENT PART 'B'**
MAXIMUM BUILDING HEIGHT= 227.0' M.S.L. / MAXIMUM CHIMNEY HEIGHT= 229.0' M.S.L. AS DEFINED IN DOC. 1985-152594, O.R. (PRELIM. TITLE REPORT EX. ITEM NO. 9).
- PARCEL 1 HEIGHT RESTRICTION AGREEMENT**
MAXIMUM BUILDING, WALL & TREE HEIGHT= 208.0' M.S.L. AT PARCEL 1 EASTERLY BOUNDARY, AND NOT ABOVE A 6% PLANE DECLINING WLY FROM THAT POINT PER DOC. 1986-385901. SAID DOCUMENT ALSO OUTLINES A "NO BUILDING ZONE" AS DEPICTED HEREON. (PRELIM. TITLE REPORT EX. ITEM NO. 10).
- MONTORO LOT B, MAP 8447 HEIGHT RESTRICTION AGREEMENT**
MAXIMUM BUILDING, WALL & TREE HEIGHT = "NO HIGHER THAN THE HIGHEST POINT OF THE NOW EXISTING STRUCTURE" (NOT PLOTTED, LOT B IS APPROX. 350' SOUTHWEST OF SUBJECT SITE) PER DOC. 1982-390462 (PRELIM. TITLE REPORT EX. ITEM NO. 8).

UTILITY NOTE:
THE UTILITIES AND THEIR ROUTES SHOWN HEREON ARE BASED ON VISIBLE SURFACE IMPROVEMENTS ONLY. ALL UTILITIES SHOULD BE LOCATED BY A UTILITY MARK-OUT SERVICE IN ORDER TO BETTER IDENTIFY ALL EXISTING UNDERGROUND LINES.

SURVEYOR'S NOTES:
HEIGHT RESTRICTION AND VIEW EASEMENT DATA SHOWN HEREON IS BASED ON DEED RESTRICTION DOCUMENTS NO. 1985-152594 & 1986-385901. ADDITIONAL RESTRICTIONS BY CITY, COUNTY OR OTHER AGENCIES ARE NOT SHOWN ON THIS PLAT.

BENCHMARK:
THE BENCHMARK USED FOR THE PURPOSES OF THIS PLAT IS A CITY OF SAN DIEGO BENCHMARK, BEING A BRASS PEG IN THE TOP OF CURB LOCATED AT THE NORTHERLY CORNER OF PRESTWICK DRIVE & PRESTWICK COURT. ELEV. 320.289 DATUM: MSL/NOV2002. RECORD FROM: CITY OF S.D. VERT. CONTROL.

DATE OF SURVEY:
THIS SURVEY WAS PERFORMED BY ME ON 4-28-2023.
Steven L. Woods
STEVEN L. WOODS, REGISTERED LAND SURVEYOR
STATE OF CALIFORNIA LICENSE NO. 6427
LICENSE EXPIRATION DATE: 12/31/2024



WOODS LAND SURVEYING, INC
2180 GARNET AVE., SUITE 30
SAN DIEGO, CA 92108
(619) 213-0700

TOPOGRAPHIC SURVEY PLAT
RUE TTE NICE - MONTORO - LA JOLLA
PARCEL 2 OF PARCEL MAP NO. 13718
IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA

NO.	DATE	REVISIONS	DESCRIPTION	BY	DATE

SCALE: 1/8" = 1'
SHEET: 1 of 1
MONTORO
PLAT DATE: 5-24-2023

2545 RUE TTE NICE
LA JOLLA, CA 92037

PLSA JOB NUMBER: 4291

SHEET 4 OF 4

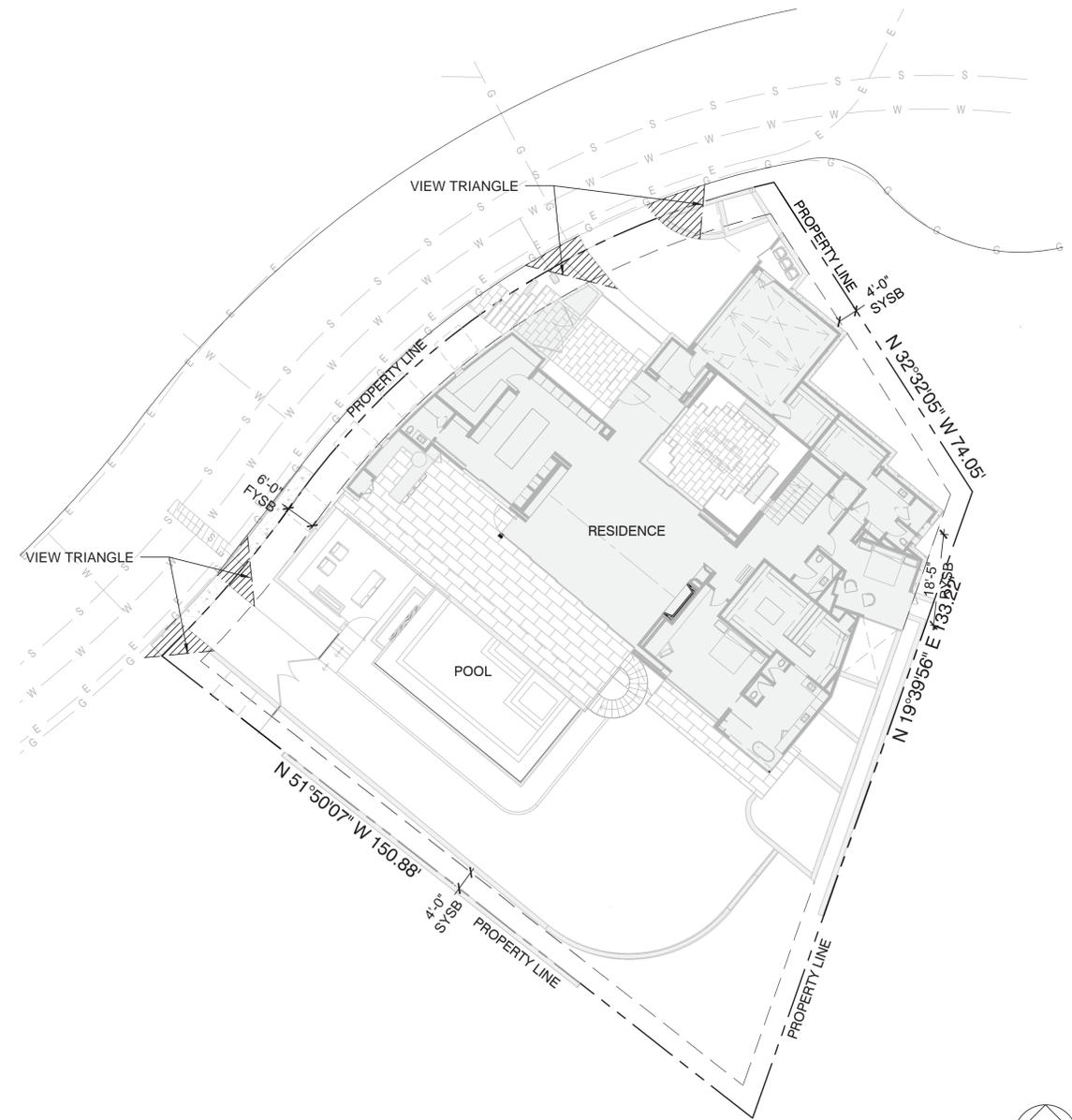
PREPARED BY:
PASCO LAPET SUTER
& ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plsaengineering.com



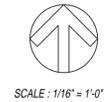
SHEET INDEX

PD F NO.	SHEET NO.	DESCRIPTION
1	L-01	COVER SHEET
2	L-02	AREA CALCULATION
3	L-03	HYDROZONE PLAN
4	L-04	BRUSH CLEARANCE & EXISTING TREE PLAN
5	L-05	BRUSH MANAGEMENT PLAN
6	L-06	BRUSH MANAGEMENT NOTES
7	L-07	PLANTING PLAN
8	L-08	PLANTING NOTES

PROJECT NAME - LOT 2 RESIDENCE



SITE PLAN



I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7, OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

 SIGNATURE

8/14/25 DATE

SCOPE OF WORK

LANDSCAPE DESIGN FOR NEW RESIDENCE AT 2545 RUETTE NICE, LA JOLLA, CA 92037

SITE ADDRESS

2545 RUETTE NICE, LA JOLLA, CA 92037

APN

346-832-12-00

LEGAL DESCRIPTION

MONUMENT PRESERVATION CERTIFICATION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED BY THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT (BUSINESS AND PROFESSIONS CODE SECTION 8771). IF DETERMINED DURING REVIEW ADDITIONAL SURVEY MONUMENTATION PRESERVATION MAY BE REQUIRED PER INFORMATION BULLETIN NUMBER 591.

LOT SIZE

SQUARE FOOTAGE 16,726 OR ACREAGE 0.38

OWNER

Lombrozo Survivors Trust
OWNER COMPLETE ADDRESS: Montoro Estates, 2545 Ruette Nice, La Jolla, CA 92037

PROJECT TEAM

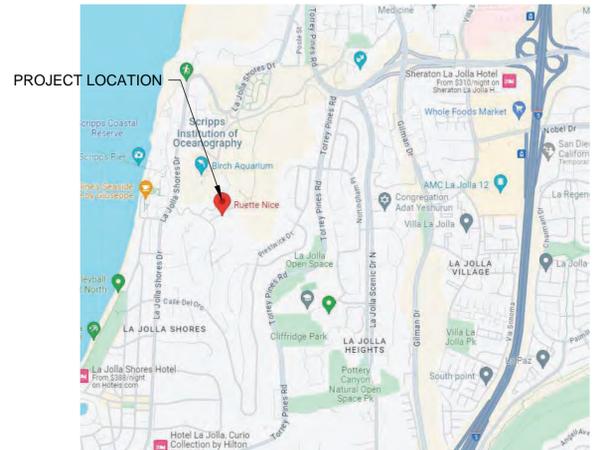
DESIGNER/ARCHITECT
COMPANY: ISLAND ARCHITECTS
NAME: TONY CRISAFI, LISA KRIEDMAN
ADDRESS: 7626 HERSCHEL AVENUE, LA JOLLA, CA 92037
PHONE: (858) 459-9291
FAX: (858) 459-0351
PROJECT MANAGER: TONY SANSHEY
EMAIL: tsanshey@islandarch.com

SOILS ENGINEER
COMPANY: GEOWEST CONSULTANT
ADDRESS: 1804 GARNET AVE, #400 SAN DIEGO, CA 92109
PHONE: (619) 275-5002
CONTACT: CHRISTOPHER C. O'HEARN
EMAIL: cohearn@geowest.com

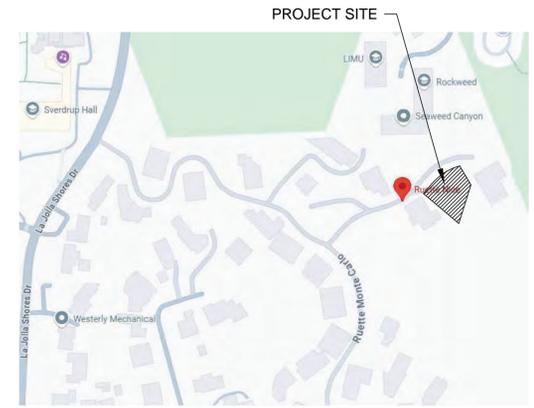
LANDSCAPE ARCHITECT
COMPANY: C.M. BROWN LANDSCAPE ARCHITECTS
NAME: CHRIS BROWN
ADDRESS: 1741 SCHOONER WAY CARLSBAD, CA 92008
PHONE: (858) 633-3550
EMAIL: chris@cmbrownla.com

INTERIOR DESIGNER
COMPANY: FULLEN ENANY DESIGN GROUP INC.
ADDRESS: 31742 COAST HIGHWAY, LAGUNA BEACH, CA 92651
PHONE: (949) 715-1633
FAX: (949) 715-1622
CONTACT: OMAR ENANY
EMAIL: oenany@fullenenary.com

CIVIL ENGINEER
COMPANY: PASCO LARET SUITER & ASSOCIATES
ADDRESS: 1911 SAN DIEGO AVE, SUITE 100 SAN DIEGO, CA 92110
PHONE: (858) 259-8212
CONTACT: BRYAN KNAPP



VICINITY MAP

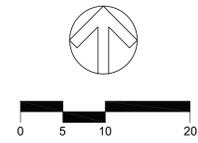
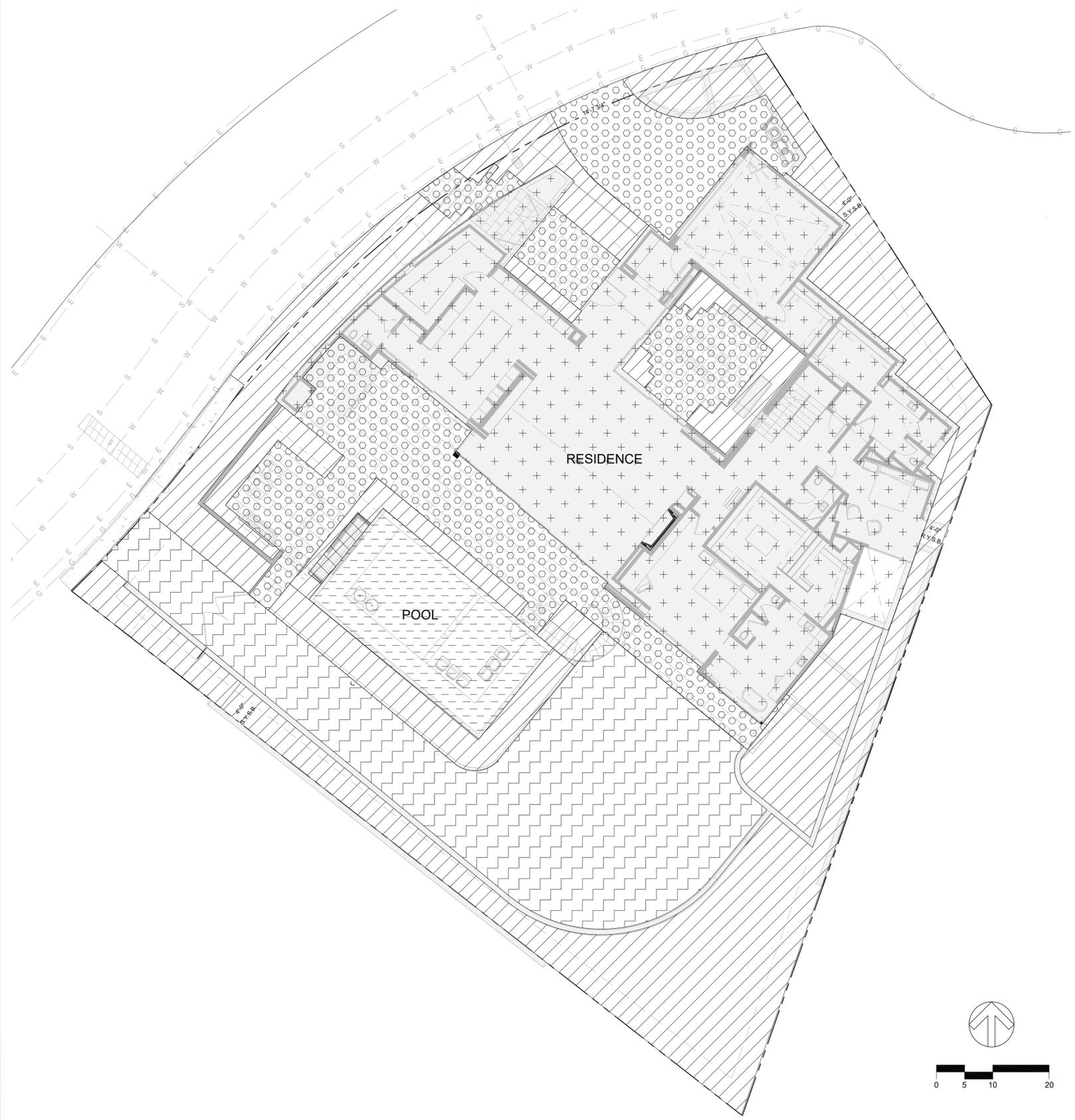


LOCATION MAP

LEGEND

....	DESCRIPTION			
2025.08.28	CITY RESUBMITTAL			
2025.11.05	CITY RESUBMITTAL			

 C. M. BROWN LANDSCAPE ARCHITECTS	C. M. BROWN LANDSCAPE ARCHITECTS, P.C. 1741 Schooner Way Carlsbad, CA 92008 Office: (858) 633-3550 cmbrownla.com		SHEET: TITLESHEET PROJECT NAME: LOT 2 RESIDENCE ADDRESS: 2545 RUETTE NICE, LA JOLLA, CA 92037	L-01
			SHEET <u>1</u> OF 8 PRJ-	



LEGEND

DATE	DESCRIPTION			
2025.08.28	CITY RESUBMITTAL			
2025.11.05	CITY RESUBMITTAL			

AREA LEGEND			
SYMBOL	DESCRIPTION	AREA (S.F.)	PERCENT
+	BUILDING FOOTPRINT	5,332	31.9
+	BUILDING FOOTPRINT (MECH)	810	4.8
○	HARDSCAPE AREA	2,754	16.5
▨	PERMEABLE PAVERS	2,726	16.3
▧	LANDSCAPE AREA	5,104	30.5
	TOTAL	16,726	100

 <p>C. M. BROWN LANDSCAPE ARCHITECTS, P.C. 1741 Schooner Way Carlsbad, CA 92008 Office: (858) 633-3550 cmbrownla.com</p>		<p>SHEET: AREA CALCULATION PROJECT NAME: LOT 2 RESIDENCE ADDRESS: 2545 RUETTE NICE, LA JOLLA, CA 92037</p>		<p>L-02</p>
		<p>SHEET <u>2</u> OF 8 PRJ-</p>	<p>CITY APPROVAL STAMP</p>	

**WATER BUDGET
LANDSCAPE WORKSHEET**

This project worksheet is to be submitted to the City when the proposed development is subject to the water budget requirement in Chapter 14, Article 2, Division 4 (Landscape Regulations).

Project Name: Lot 2 Residence Project #: _____
 Project Address: 2545 Ruelle Nice, La Jolla, CA 92037
 Individual/Business Completing the Worksheet: C. M. Brown Landscape Architects
 Phone Number: (858) 633-3550

MAWA Water Budget calculation = $(ET_o)(0.62) [(ETAF)(LA) + (1-ETAF)(SLA)] =$ gallons per year

MAWA = $(40) (0.62) [(0.55)(5,810)] = 79,248$ Gallons per year

Legend for Estimated Total Water Use (ETWU) Calculation Formula

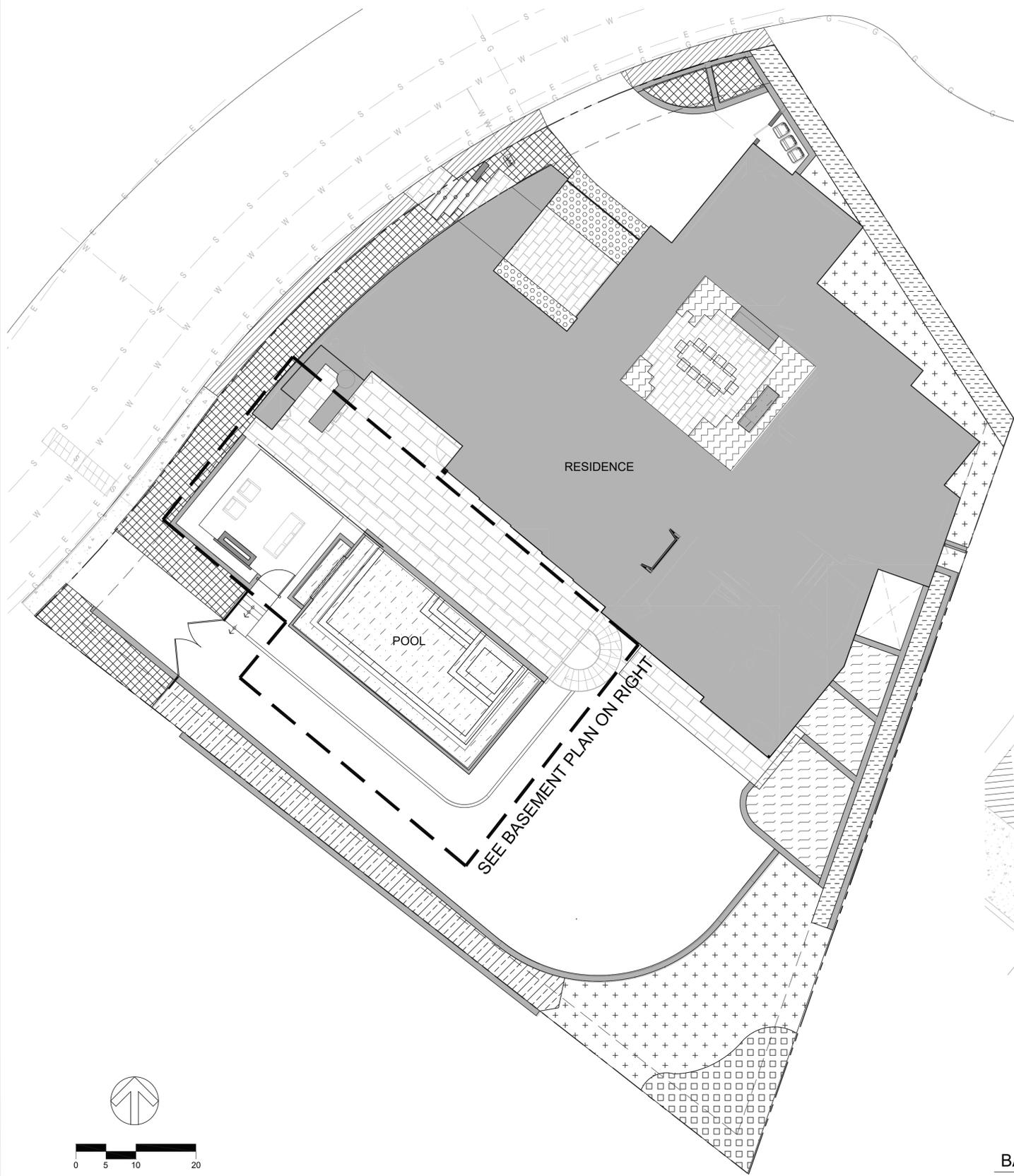
Symbol	Description of Symbol
ET _o	Evapotranspiration (inches per year)
0.62	Conversion factor to gallons
PF	Plant Factor
HA	Hydrozone Area ² -(square feet)
IE	Irrigation Efficiency (0.81 for Drip System devices) (0.75 for Overhead Spray devices)
SLA	Special Landscape Area (square feet)

Use the following table to track information about each controller in the system.

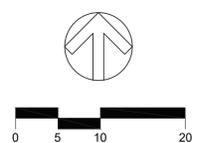
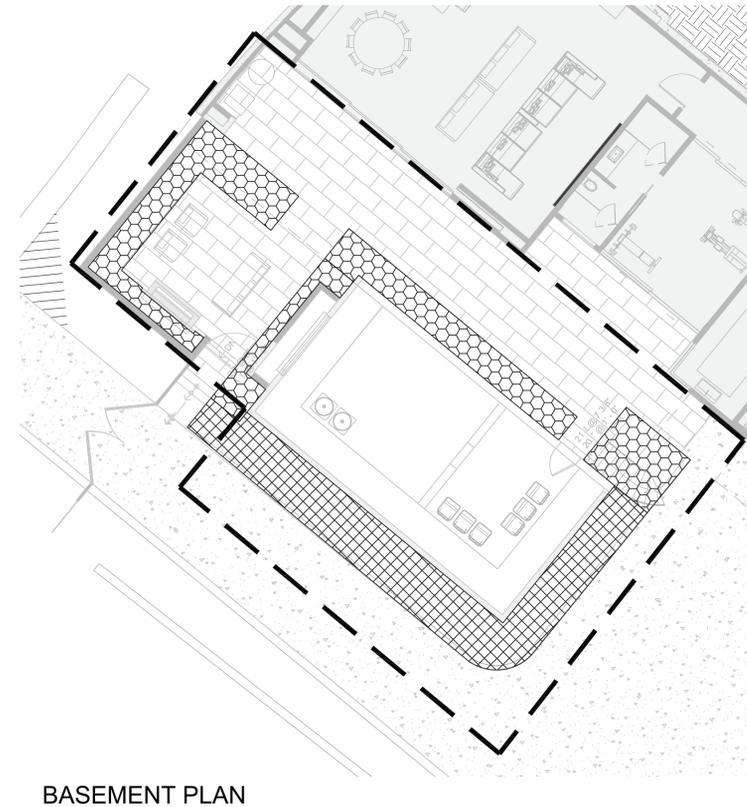
Controller No.	Hydrozone No.	Valve Circuit	Plant Factor (PF)	Hydrozone Area in s.f. (HA)	Irrigation Method	Irrigation Efficiency (IE)	% Total Landscape Area
C	1		0.3	275	DRIP	0.81	4.7
C	2		0.3	479	DRIP	0.81	8.2
C	3		0.5	1,288	DRIP	0.81	22.2
C	4		0.5	170	DRIP	0.81	2.9
C	5		0.5	189	DRIP	0.81	3.3
C	6		0.5	421	DRIP	0.81	7.2
C	7		0.5	409	DRIP	0.81	7.0
C	8		0.5	513	DRIP	0.81	8.8
C	9		0.1	1,067	ROTARY	0.75	18.4
	10		1.0	706	N/A	1.0	12.2
	11		0.3	293	NO IRRIGATION	0	5.0
				5,810			
Total							100

Then plug in the numbers from each controller/hydrozone into the ETWU equation. Then total the gallons per year of each controller/hydrozone for the Estimated Total Water Use per year. The total ETWU cannot exceed the total Water Budget-MAWA.

Controller No.	ETWU $[(ET_o)(0.62)] \left[\left(\frac{PF \times HA}{IE} \right) + SLA \right]$	Result in Gallons per Year
C	$(40) (0.62) [(0.3) (275)] / (0.81)$	2,526
C	$(40) (0.62) [(0.3) (479)] / (0.81)$	4,400
C	$(40) (0.62) [(0.5) (1,288)] / (0.81)$	19,718
C	$(40) (0.62) [(0.5) (170)] / (0.81)$	2,602
C	$(40) (0.62) [(0.5) (189)] / (0.81)$	2,893
C	$(40) (0.62) [(0.5) (421)] / (0.81)$	6,445
C	$(40) (0.62) [(0.5) (409)] / (0.81)$	6,261
C	$(40) (0.62) [(0.5) (513)] / (0.81)$	7,853
C	$(40) (0.62) [(0.1) (1,067)] / (0.75)$	3,528
	$(40) (0.62) [(1) (706)] / (1)$	17,509
	$(40) (0.62) [(0.3) (293)] / (0)$	0
Total ETWU gallons per year		73,735



- LEGEND**
- PARKWAY
DRIP IRRIGATION - 275 SF
 - HEDGE AT ENTRY
DRIP IRRIGATION - 479 SF
 - PLANTING AT ENTRY
DRIP IRRIGATION - 1,288 SF
 - ENTRY GARDEN
DRIP IRRIGATION - 170 SF
 - COURTYARD GARDEN
DRIP IRRIGATION - 189 SF
 - HEDGE AT DRIVEWAY
DRIP IRRIGATION - 421 SF
 - TERRACE PA
DRIP IRRIGATION - 409 SF
 - TERRACED PLANTER
DRIP IRRIGATION - 513 SF
 - PERIMETER SLOPE PLANTING
ROTARY IRRIGATION (TEMPORARY) - 1,067 SF
 - WATER FEATURES
NO IRRIGATION - 706 SF
 - EXISTING PLANT TO REMAIN
NO IRRIGATION - 293 SF



LEGEND

DATE	DESCRIPTION
2025.08.28	CITY RESUBMITTAL
2025.11.05	CITY RESUBMITTAL

C. M. BROWN
 LANDSCAPE ARCHITECTS

C. M. BROWN LANDSCAPE ARCHITECTS, P.C.
 1741 Schooner Way
 Carlsbad, CA 92008
 Office: (858) 633-3550
 cmbrownla.com

LICENSED LANDSCAPE ARCHITECT
 STATE OF CALIFORNIA

SHEET: HYDROZONE PLAN
 PROJECT NAME: LOT 2 RESIDENCE
 ADDRESS: 2545 RUETTE NICE, LA JOLLA, CA 92037

L-03

SHEET 3 OF 8
PRJ-

CITY APPROVAL STAMP



PLANTING REMOVAL PLAN LEGEND

-  LANDSCAPE AREA TO BE CLEARED, GRUBBED, AND PREPARED FOR PLANTING PER SOILS REPORT RECOMMENDATIONS
AFTER GRADING, OBTAIN AN AB-1881 SOILS MANAGEMENT REPORT FROM WALLACE LABORATORIES (WLABS.COM) AND APPLY AMMENDMENTS TO SITE AS PRESCRIBED IN REPORT
-  EXISTING TREE/SHRUBS TO REMAIN
-  EXISTING TREE TO BE REMOVED

PROTECTION OF EXISTING OR NEW SPECIMEN TREES:

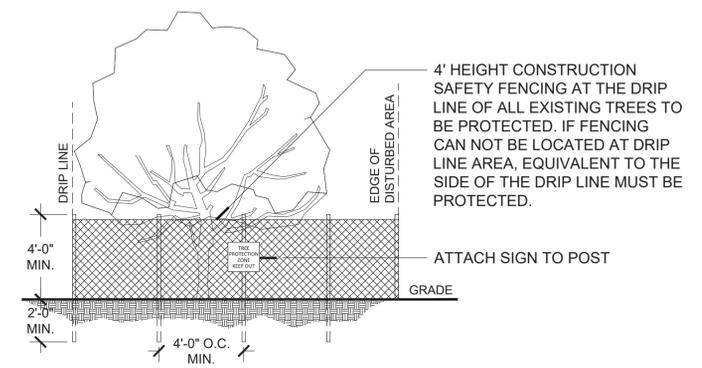
1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING SPECIMEN TREES THAT ARE TO REMAIN IN THE PROJECT AND NEW SPECIMEN TREES THAT HAVE BEEN INSTALLED. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO ASSURE THAT THEY ARE PROTECTED FROM DAMAGE BY WORKERS AND EQUIPMENT.
2. PROTECTIVE FENCING SHALL BE INSTALLED AT THE DIRECTION OF A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST.
3. WHERE IT IS NECESSARY TO EXCAVATE IN CLOSE PROXIMITY TO EXISTING OR NEW SPECIMEN TREES, ALL POSSIBLE CAUTION SHALL BE EXERCISED TO AVOID INJURY TO ROOTS, LIMBS AND TRUNKS. EXCAVATION CLOSE TO TREES SHALL BE BY HAND. TUNNELING UNDER ROOTS TWO (2) INCHES AND LARGER SHALL BE ALLOWED ONLY AFTER DISCUSSION WITH AND APPROVAL BY A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST.
4. EXCAVATIONS IN THE VICINITY OF TREES SHALL BE CLOSED WITHIN 24 HOURS. WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE EXCAVATION ADJACENT TO THE TREE SHALL BE KEPT COVERED WITH MOIST BURLAP OR CANVAS.
5. THE CONTRACTOR SHALL INSURE THAT NO FOREIGN MATERIAL AND/OR LIQUID, SUCH AS PAINT, CONCRETE, CEMENT, OIL, TURPENTINE, ACID OR THE LIKE, BE ALLOWED TO CONTAMINATE ANY SOIL WITHIN THE DRIPLINE (I.E., THE OUTSIDE EDGE OF FOLIAGE OVERHANG) OF ANY TREE. IF SUCH CONTAMINATION SHOULD OCCUR, THE CONTRACTOR SHALL REMOVE SOIL AS DIRECTED BY A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST AND REPLACE IT WITH ACCEPTABLE SOIL AT NO EXPENSE TO THE OWNER.
6. ALL DAMAGE TO EXISTING SPECIMEN TREES SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE BY A LICENSED TREE SURGEON OR OTHER APPROVED PERSONNEL AS APPROVED BY A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST.
7. ANY EXISTING IRRIGATION SYSTEM AT ALL EXISTING OR NEW SPECIMEN TREES SHALL BE MAINTAINED IN WORKING ORDER FOR THE DURATION OF CONSTRUCTION. ANY DAMAGE TO THE EXISTING IRRIGATION SYSTEM SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

TREE PROTECTION NOTES

1. EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. CONSTRUCTION FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
2. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.

NOTES:

1. FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
2. NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.



1 EXISTING TREE PROTECTION

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

17-20

LEGEND

DATE	DESCRIPTION			
2025.08.28	CITY RESUBMITTAL			
2025.11.05	CITY RESUBMITTAL			

C. M. BROWN LANDSCAPE ARCHITECTS, P.C.
 1741 Schooner Way
 Carlsbad, CA 92008
 Office: (858) 633-3550
 cmbrownla.com



SHEET: BRUSH CLEARANCE & EXISTING TREE PLAN
PROJECT NAME: LOT 2 RESIDENCE
ADDRESS: 2545 RUETTE NICE, LA JOLLA, CA 92037

SHEET **4** OF 8
 PRJ-

CITY APPROVAL STAMP

L-04

NOTE:

THE OWNER / PERMITTEE SHALL SCHEDULE A PRE-CONSTRUCTION MEETING ON SITE WITH THE CONTRACTOR AND THE DEVELOPMENT SERVICES DEPARTMENT TO DISCUSS AND OUTLINE THE IMPLEMENTATION OF THE BRUSH MANAGEMENT PROGRAM

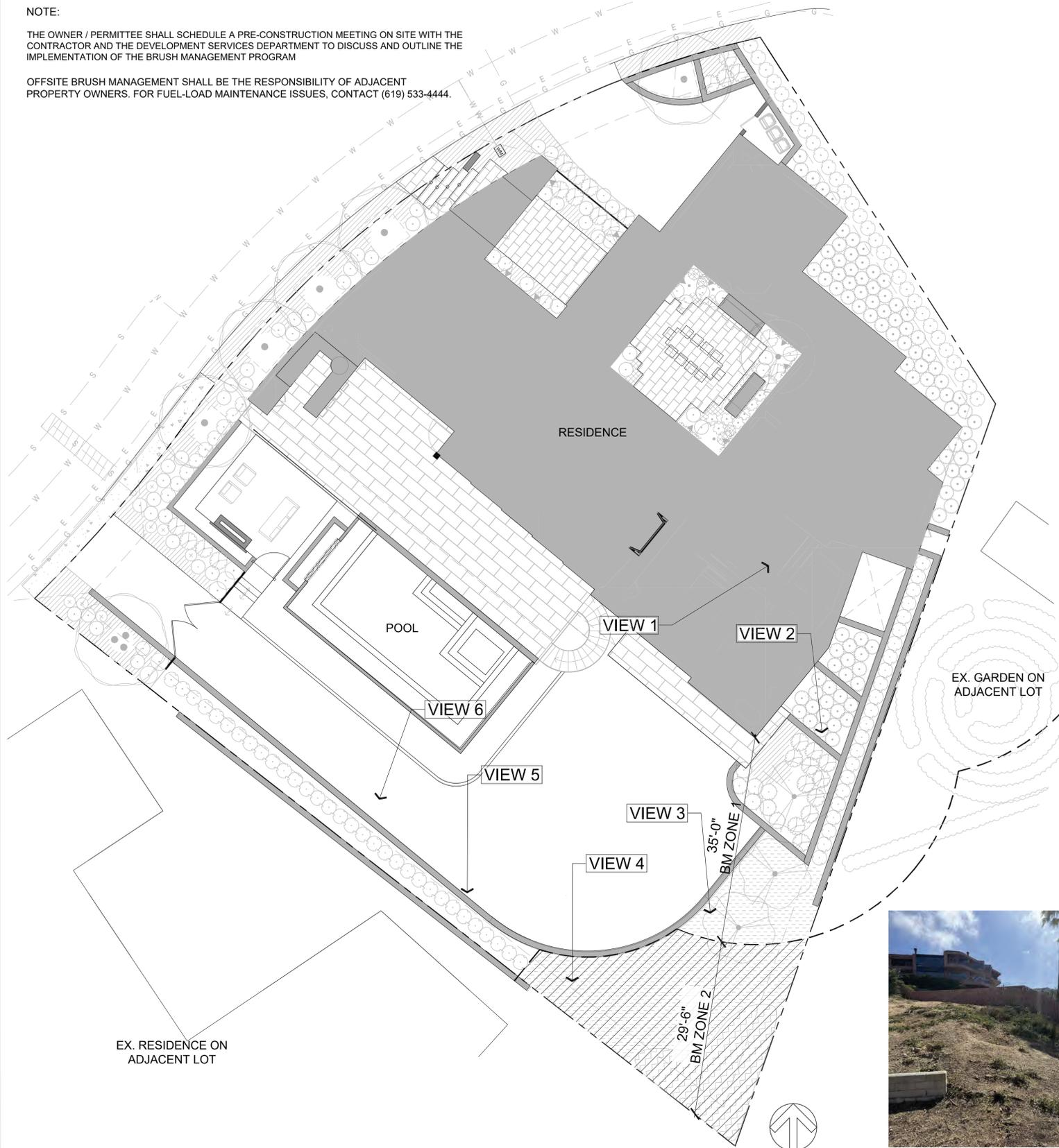
OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS. FOR FUEL-LOAD MAINTENANCE ISSUES, CONTACT (619) 533-4444.

**SAN DIEGO MUNICIPAL CODE
§142.0412 - BRUSH MANAGEMENT**

Table 142-04H

	Standard Width	Provided Width
Zone One	35-feet	35-feet
Zone Two	65-feet	29'-5"

San Diego Fire-Rescue Department requires 100 ft. (measured horizontally out from the structure)



- (f) The Zone Two width may be decreased by 1½ feet for each 1 foot of increase in Zone One width, however, the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.
- (g) Zone 1 Requirements
 - (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation
 - (2) Zone one shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated Type IV or heavy timber construction as defined in the California Building Code.
 - (3) Plants within Zone One shall be primarily low-growing and less than 4' in height with the exceptions of trees. plants shall be low-fuel and fire-resistant.
 - (4) Trees within Zone One shall be located away from structures to a minimum distances of 10 feet as measured from the structure to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
 - (5) Permanent irrigations required for all plating areas within Zone One except as follows:
 - a) when planting areas contain only species that do not grow taller than 24" in height.
 - b) when planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24".
 - (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
 - (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- (a) Zone 2 Requirements
 - (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
 - (2) No structure shall be constructed in Zone Two.
 - (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
 - (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non native plants shall be pruned before native plants are pruned.

- (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation.
 - (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the mhp or in the coastal overlay zone, adjacent to areas containing sensitive biological resources
 - (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the city manager. Only low flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
 - (D) Where Zone Two is being revegetated as a requirement of section 142.041(a), revegetation shall comply with the spacing standards in the land development manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
 - (E) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
 - (7) Except as provided in section 142.0412(i), where the required Zone One width shown in table 142-04h cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.
 - (i) An Applicant may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:
 - (1) The proposed alternative compliance provides sufficient defensible space between all structures on the premises and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed development.
 - (2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around structures and provide an effective fire break.
 - (3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.
 - (j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a development permit, or noted in the permit file if approved as part of a construction permit.
 - (k) For existing structures, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.
 - (l) Brush management for existing structures shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.

SEE SHEET L-06 FOR ADDITIONAL BRUSH MANAGEMENT NOTES



LEGEND

DATE	DESCRIPTION			
2025.08.28	CITY RESUBMITTAL			
2025.11.05	CITY RESUBMITTAL			

<p>C. M. BROWN LANDSCAPE ARCHITECTS, P.C. 1741 Schooner Way Carlsbad, CA 92008 Office: (858) 633-3550 cmbrownla.com</p>		<p>SHEET: BRUSH MANAGEMENT PLAN PROJECT NAME: LOT 2 RESIDENCE ADDRESS: 2545 RUETTE NICE, LA JOLLA, CA 92037</p>		<p>L-05</p>
		<p>SHEET <u>5</u> OF 8 PRJ-</p>	<p>CITY APPROVAL STAMP</p>	

3-1 BRUSH MANAGEMENT – DESCRIPTION

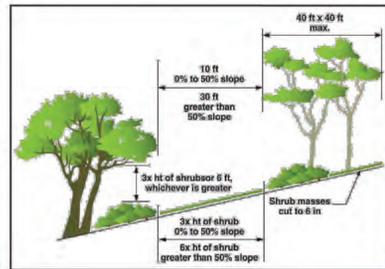
FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILD LAND FIRES.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 BASIC REQUIREMENTS – ALL ZONES

- 3.2-1.01 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES.
- 3.2-1.02 DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.
- 3.2-1.03 TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (FIGURE 3-1). DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.

Figure 3-1
Pruning Trees to Provide Clearance for Brush Management



- 3.2-1.04 ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS (FIGURE 3-1). MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).
- 3.2-1.05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE SPECIES (I.E. PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).

3.2-2 ZONE 1 REQUIREMENTS - ALL STRUCTURES

- 3.2-2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX "B").
- 3.2-2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.
- 3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.
- 3.2-2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.

3.2-3 ZONE 2 REQUIREMENTS – ALL STRUCTURES

- 3.2-3.01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE 2 AREA.

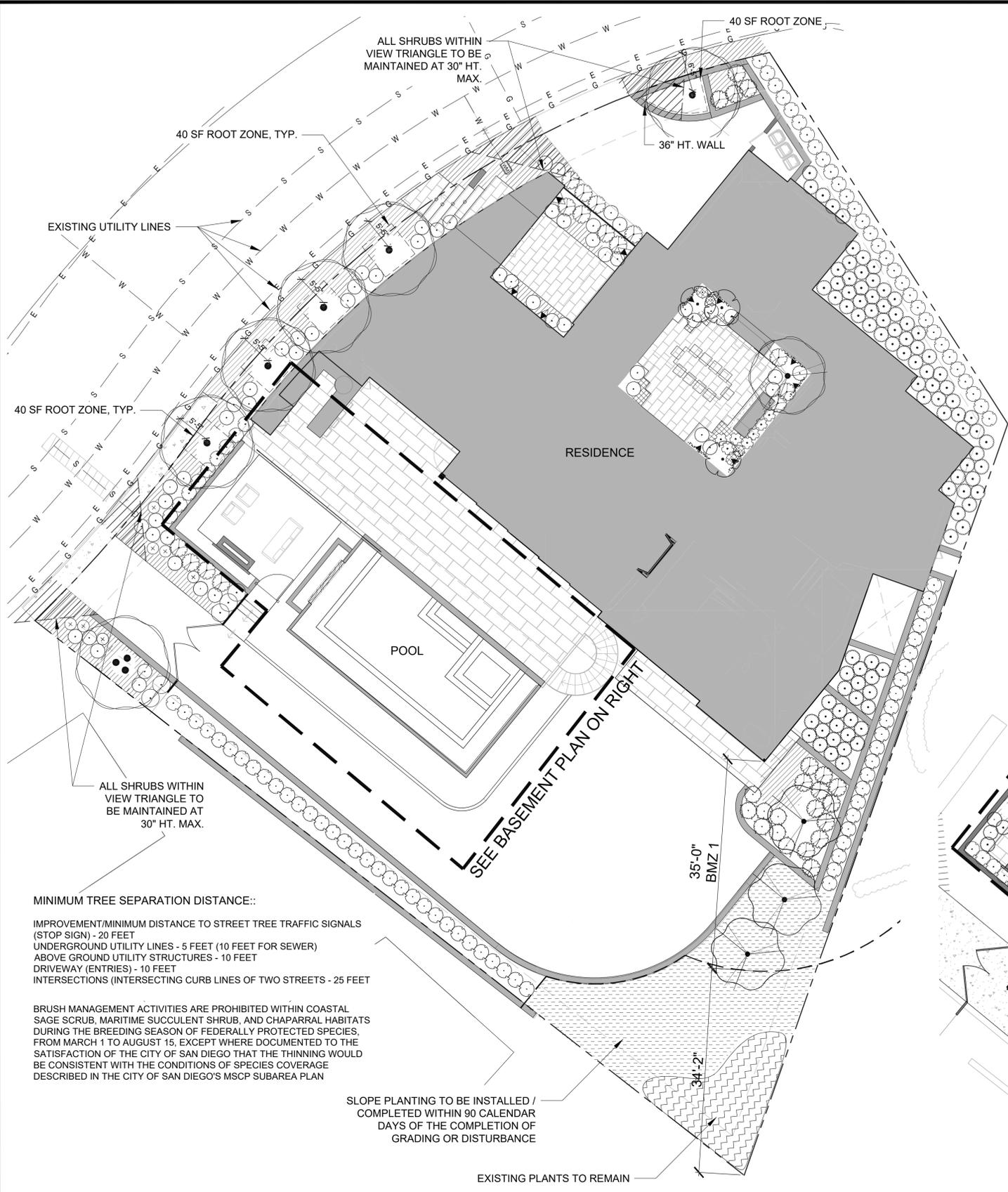
BRUSH MANAGEMENT MAINTENANCE NOTES

1. GENERAL MAINTENANCE- REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARD SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT. HOWEVER, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE 1: YEAR-ROUND MAINTENANCE, ZONE 2: SEASONAL MAINTENANCE. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COSTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.
2. BRUSH MANAGEMENT ZONE 1- THIS IS THE MOST CRITICAL AREA FOR FIRE ND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ANY IRRIGATION RUN-OFF SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.
3. BRUSH MANAGEMENT ZONE 2- SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES ND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS DISTURBS VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVER SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AN SHRUBS IS NOT TYPICALLY RECOMMEND AS THIS MANY STIMULATE EXCESSIVE GROWTH.
4. LONG-TERM MAINTENANCE RESPONSIBILITY- ALL LANDSCAPING/BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF ZONE ONE- OWNER AND ZONE TWO - OWNER.THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN HEALTHY GROWING CONDITION.

LEGEND

DATE	DESCRIPTION			
2025.08.28	CITY RESUBMITTAL			
2025.11.05	CITY RESUBMITTAL			

 <p>C. M. BROWN LANDSCAPE ARCHITECTS, P.C. 1741 Schooner Way Carlsbad, CA 92008 Office: (858) 633-3550 cmbrownla.com</p>		SHEET: BRUSH MANAGEMENT NOTES PROJECT NAME: LOT 2 RESIDENCE ADDRESS: 2545 RUETTE NICE, LA JOLLA, CA 92037		L-06
		SHEET <u>6</u> OF 8 PRJ-	CITY APPROVAL STAMP	



NOTE:

PREVIOUSLY CONFORMING, LEGAL STRUCTURES (SUCH AS WOODEN FENCES, GAZEBOS, DECKS) WITHIN ZONE ONE SHALL BE ALLOWED TO REMAIN. HOWEVER, THEY MUST MEET THE FIRE-RATING CRITERIA PER SDMC 142.0412(g)(2) UPON REPAIR AND/OR REPLACEMENT

ALL LANDSCAPE / BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE OWNER. THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

PLANT SCHEDULE							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		QTY	WATER USE	MATURE HEIGHT
TREES							
	<i>Acer palmatum</i>	Multi-trunk Japanese Maple	36" BOX		1	Medium	6 - ft. ht.
	<i>Acer palmatum</i> 'Butterfly'	Butterfly Japanese Maple	30 GAL		1	Medium - High	6 - 10ft. ht.
	<i>Bucida buceras</i> 'Shady Lady'	Shady Lady Black Olive	24" BOX		3	Medium	40 - 65ft. ht.
	<i>Olea europaea</i> - Manzanillo	Field Grown Olive Multi-Trunk	B&B		2	Very low	15 - 25ft. ht.
	<i>Olea europaea</i> 'Swan Hill'	Swan Hill Fruitless Olive	24" BOX		5	Low	< 15ft. ht.
	<i>Prunus</i> spp.	Stone Fruit TBD	36" BOX		3	Medium	15 - 25ft. ht.
	<i>Prunus</i> spp.	Stone Fruit TBD	48" BOX		3	Medium	15 - 25ft. ht.
SHRUBS							
	<i>Anemone x hybrida</i> 'Honorine Jobert'	Honorine Jobert Japanese Anemone	1 GAL	24" o.c.	7	Medium	18 - 36in. ht.
	<i>Aspidistra elatior</i> 'Asashi'	Asashi Cast Iron Plant	5 GAL	30" o.c.	14	Medium	Maintain @ 36" High
	<i>Buxus microphylla japonica</i> - GLOBE FORM	30-36" Diameter Boxwood Globes	30 GAL	30" o.c.	70	Medium	Maintain @ 30" - 36" High
	<i>Ficus benjamina</i>	Weeping Fig	15 GAL	36" o.c.	7	Medium	25 - 40ft. ht.
	<i>Ficus nitida</i> Standard Trunk	Weeping Fig	24" BOX	30" o.c.	110	Medium	15 - ft. ht.
	<i>Gardenia jasminoides</i> 'Radicans'	Radicans Gardenia	5 GAL	24" o.c.	4	Low	6 - 18in. ht.
	<i>Rosa x 'DELanac'</i>	Moonlight in Paris™ Rose	5 GAL	36" o.c.	33	Medium	Maintain @ 36" High
	<i>Rosmarinus officinalis</i> 'Prostratus'	Dwarf Rosemary	5 GAL	36" o.c.	7	Very low - Medium	
	<i>Verbena bonariensis</i> 'Lollipop'	Lollipop Tall Verbena	1 GAL	24" o.c.	14	Very low - Medium	18 - 36in. ht.
	<i>Westringia fruticosa</i> 'NFL25'™	Mundi Coast Rosemary	5 GAL	30" o.c.	101	Low	18 - 36in. ht.
	<i>Woodwardia fimbriata</i>	Giant Chain Fern	5 GAL	48" o.c.	7	Medium	Maintain @ 36" High
VINE/ESPALIER							
	<i>Stephanotis floribunda</i>	Madagascar Jasmine	15 GAL	24" o.c.	5	Medium	6 - 10ft. ht.
	<i>Trachelospermum jasminoides</i>	Star Jasmine Trellis	15 GAL	48" o.c.	6	Medium	6 - 18in. ht.
GROUND COVERS							
	<i>Ophiopogon japonicus</i>	Mondo Grass	1 GAL	12" o.c.	21	Medium	6 - 18in. ht.
	S&S Seeds Basic Native Erosion Control Mix	SEE SHEET CS-06 FOR SPECS	---		900 sf		< 6in. ht.
	<i>Sesleria autumnalis</i>	Autumn Moor Grass	4" POT	18" o.c.	468	Medium	6 - 18in. ht.
	<i>Thymus serpyllum</i> 'Elfin'	Elfin Creeping Thyme	FLATS	12" o.c.	26	Low	< 6in. ht.

SEE SHEET CS-08 FOR ADDITIONAL PLANTING NOTES

NOTE WELL:

MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES PER SDMC 142.0413(c), EXCLUDING SLOPES REQUIRING VEGETATION PER SDMC 142.0411.

A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(6).

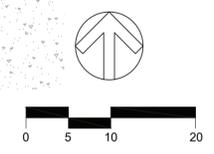
TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SDMC 142.0403(b)(11).

ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING PER SDMC 142.0403(b)(8). TOPPING TREE IS NOT PERMITTED.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS

BASEMENT PLAN



LEGEND

DATE	DESCRIPTION
2025.08.28	CITY RESUBMITTAL
2025.11.05	CITY RESUBMITTAL

<p>C. M. BROWN LANDSCAPE ARCHITECTS, P.C. 1741 Schooner Way Carlsbad, CA 92008 Office: (858) 633-3550 cmbrownla.com</p>		<p>SHEET: PLANTING PLAN PROJECT NAME: LOT 2 RESIDENCE ADDRESS: 2545 RUETTE NICE, LA JOLLA, CA 92037</p>		<p>L-07</p>
		<p>SHEET <u>7</u> OF 8 PRJ-</p>	<p>CITY APPROVAL STAMP</p>	

BMP REQUIREMENTS

Zone 1 Requirements (35' from structure)

- No combustible material for fences, walls, etc.
- Plant height less than 4', except trees
- Low fuel, fire resistant species
- Trees min 10' distance from mature size drip line to structure (see Landscape Standards of the Land Development Manual)
- Irrigation required for all areas within zone except for areas where only plants less than 2' height are planted
- Notation to maintain on regular baise by pruning and thinning, controlling weeds and maintaining irrigation system

Zone 2 Requirements (65' from Zone 1)

- No structures
- All new planting to be native, low-fuel, fire resistant, less than 24" height
- Single specimen, fire resistant native trees permitted
- Irrigate until established, permanent irrigation not permitted in zone 2
- If area is being revegetated, 50% planting less than 24", with remaining area may be planted with taller material, but maintained in accordance with the reqs for existing plant material in Zone Two

PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO WORK BEGINNING. MEETING REQUIRED TO OUTLINE BRUSH MANAGEMENT PROGRAM



BASIC NATIVE EROSION CONTROL MIX

This mix of annual native California species has been formulated for rapid growth in the lower rainfall climates and varied soil types of Central and Southern California. For this reason, it is the best choice for permanent or temporary cover in areas that may not support perennial natives without the addition of irrigation or soil amendments. These seeds are adapted to our climates and plant communities and can be used around sensitive native habitat and in conjunction with other species, including wildflowers, without the fear of native gene contamination.

SPECIES	COMMON NAME	BULK #s/ACRE	MIN % PLS*
<i>Bromus carinatus</i> 'Cucamonga'	Cucamonga brome	20.00	86
<i>Festuca microstachys</i>	Small fescue	8.00	90
<i>Trifolium ciliatum</i>	Foothill clover	4.00	86
		32.00	

* MIN % PLS (Pure Live Seed) = Seed Purity x Germination Rate

LANDSCAPE NOTES

1. RECIRCULATING WATER SYSTEM SHALL BE USED FOR WATER FEATURES.
2. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WERE MULCH IS CONTRAINDICATED. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AS A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
4. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.
5. ROOT BARRIER SHALL BE PROVIDED FOR ALL TREES WITHIN 5 FEET OF HARDSCAPE.

PLANTING NOTES:

1. ALL WORK PERFORMED SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTIONS. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS REQUIRED FOR THIS WORK.
2. THE CONTRACTOR MUST VERIFY THE LOCATIONS OF UNDERGROUND UTILITY LINES IN FIELD PRIOR TO ANY EXCAVATION, AND IS RESPONSIBLE FOR THE COST OF REPAIRING ANY DAMAGE. REQUEST APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY DEVIATION IN PLANT MATERIAL LOCATIONS.
3. FINAL GRADES SHALL BE WITHIN TWO (2) INCHES BELOW CURB AND/OR PAVING GRADE IN SHRUB AREAS, AND ONE (1) INCH BELOW CURB AND/OR PAVING GRADE IN LAWN AREAS.
4. ALL TREES AND SHRUBS ARE TO BE REVIEWED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL TREE DELIVERIES MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
6. ALL TREE LOCATIONS ARE TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ALL PLANTING PLANS ARE DIAGRAMMATIC, AND THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO ENSURE THAT THE ROOTBALLS OF NEW AND EXISTING TREES ARE NOT DISTURBED.
8. ALL ON-CENTER SPACINGS FOR SHRUBS AND GROUND COVERS ARE TRIANGULAR SPACINGS.
9. ALL GROUND COVER SHALL EXTEND BENEATH ALL PLANT MATERIAL.
10. ALL VINES AND ESPALIERS ARE TO BE REMOVED FROM STAKES OR TRELLISES AND ATTACHED TO WALLS WITH APPROVED DEVICES (SEE DETAIL).
11. A MINIMUM OF 3" ORGANIC MULCH SHALL BE ADDED TO NON-TURF PLANTING AREAS WITH SLOPES LESS THAN 3:1 TO COVER THE SOIL SURFACE COMPLETELY.
12. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING LANDSCAPE WORK SO THAT LANDSCAPE ARCHITECT CAN REVIEW THE PROJECT UTILITY LOCATIONS AND REVISE PLANS ACCORDINGLY TO FULLY SCREEN ALL UTILITIES FROM VIEW.

SOIL TESTING REQUIREMENTS

SOIL TESTING FOR AGRICULTURAL SUITABILITY IS REQUIRED FOR ALL LANDSCAPE AREAS. SOILS TEST MUST DETERMINE SOIL TEXTURE, INDICATING AND APPROXIMATE SOIL INFILTRATION RATE, TEST FOR PH, ORGANIC MATTER AND SOLUBLE SALTS, AND MAKE SPECIFICATIONS FOR AMENDING SOIL. SOIL TEST MUST MEET REQUIREMENTS OF CALIFORNIA STATE AB 1881 REQUIREMENTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTING AND SOIL AMENDMENT RECOMMENDATIONS. SOILS TESTING SHALL BE COMPLETED AND TEST RESULTS AND AMENDMENT RECOMMENDATIONS SUBMITTED TO THE OWNER'S REPRESENTATIVE A MINIMUM OF FIFTEEN (15) DAYS BEFORE COMMENCEMENT OF ANY PLANTING.

THE TESTING LABORATORY SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.

THE TESTING LABORATORY FOR SOILS ANALYSIS SHALL USE THE FOLLOWING CRITERIA FOR SOIL TESTING: USDA AGRICULTURAL SUITABILITY TEST PER HANDBOOK 60, TO INCLUDE BORON PRESENCE AND CONTENT; AND UNIVERSITY OF CALIFORNIA SOIL FERTILITY TEST.

INTERPRETATIONS, FERTILIZATION AND SOIL AMENDMENT RECOMMENDATIONS, AND COMMENTS REGARDING THESE TESTS ARE REQUIRED.

SOILS TEST SITES SHALL OCCUR NOT MORE THAN 250 FEET ON CENTER IN THE PLANTING AREAS, UNLESS OTHERWISE NOTED ON PLANS.

SAMPLES OF ALL IMPORT SOIL FROM EACH SOURCE SHALL ALSO BE SUBMITTED TO THE SOILS TESTING LABORATORY FOR ANALYSIS, INTERPRETATION AND RECOMMENDATIONS PRIOR TO PLACEMENT, BLENDING OR BACKFILLING.

TEST RESULTS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT BEFORE DELIVERY OF SOIL AMENDMENTS.

APPLICATION RATE TABLE

GRO-POWER 7 GRAM PLANTING TABLETS, 12-8-8 with 20% Humus and 4% Humic Acid

Plant Size	1 Gal Plant	2 Gal Plant	5 Gal Plant	15 Gal Plant	20"-24" Box	Specimen Trees & Shrubs
# of Tablets	2	3	6	12	15	4 Tablets for every inch of Caliper

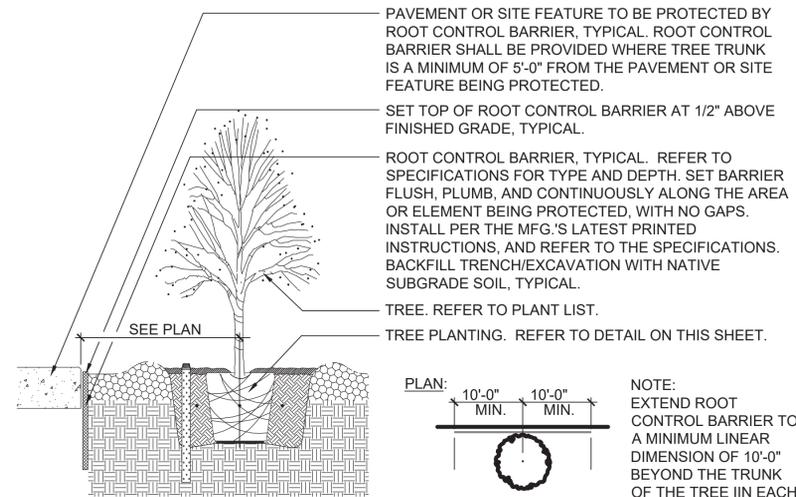
Note: Place tablet(s) no higher than 1/3 of the way up the rootball spaced equally around the perimeter of the rootball approximately 2" from the root tips.

PROTECTION OF EXISTING OR NEW SPECIMEN TREES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING SPECIMEN TREES THAT ARE TO REMAIN IN THE PROJECT AND NEW SPECIMEN TREES THAT HAVE BEEN INSTALLED. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO ASSURE THAT THEY ARE PROTECTED FROM DAMAGE BY WORKERS AND EQUIPMENT.
2. PROTECTIVE FENCING SHALL BE INSTALLED AT THE DIRECTION OF A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST.
3. WHERE IT IS NECESSARY TO EXCAVATE IN CLOSE PROXIMITY TO EXISTING OR NEW SPECIMEN TREES, ALL POSSIBLE CAUTION SHALL BE EXERCISED TO AVOID INJURY TO ROOTS, LIMBS AND TRUNKS. EXCAVATION CLOSE TO TREES SHALL BE BY HAND. TUNNELING UNDER ROOTS TWO (2) INCHES AND LARGER SHALL BE ALLOWED ONLY AFTER DISCUSSION WITH AND APPROVAL BY A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST.
4. EXCAVATIONS IN THE VICINITY OF TREES SHALL BE CLOSED WITHIN 24 HOURS. WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE EXCAVATION ADJACENT TO THE TREE SHALL BE KEPT COVERED WITH MOIST BURLAP OR CANVAS.
5. THE CONTRACTOR SHALL INSURE THAT NO FOREIGN MATERIAL AND/OR LIQUID, SUCH AS PAINT, CONCRETE, CEMENT, OIL, TURPENTINE, ACID OR THE LIKE, BE ALLOWED TO CONTAMINATE ANY SOIL WITHIN THE DRILIPE (I.E., THE OUTSIDE EDGE OF FOLIAGE OVERHANG) OF ANY TREE. IF SUCH CONTAMINATION SHOULD OCCUR, THE CONTRACTOR SHALL REMOVE SOIL AS DIRECTED BY A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST AND REPLACE IT WITH ACCEPTABLE SOIL AT NO EXPENSE TO THE OWNER.
6. ALL DAMAGE TO EXISTING SPECIMEN TREES SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE BY A LICENSED TREE SURGEON OR OTHER APPROVED PERSONNEL AS APPROVED BY A CERTIFIED CONSULTING ARBORIST OR HORTICULTURALIST.
7. ANY EXISTING IRRIGATION SYSTEM AT ALL EXISTING OR NEW SPECIMEN TREES SHALL BE MAINTAINED IN WORKING ORDER FOR THE DURATION OF CONSTRUCTION. ANY DAMAGE TO THE EXISTING IRRIGATION SYSTEM SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

POST INSTALLATION MAINTENANCE GUIDELINES:

- A. CONTROL ALL HARMFUL DISEASES AND PESTS. ALL CHEMICAL APPLICATIONS MUST BE PER STATE LICENSED ADVISORS AND APPLICATIONS.
- B. PRUNING SHALL BE DONE TO KEEP PLANTS WITHIN SPATIAL LIMITATIONS, REMOVAL OF ALL DEADWOOD, CROSS-BRANCHING, ETC., PER INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS (ISA). PLANTS SHALL NEVER BE SHEARED UNLESS SPECIFIED ON THE APPROVED PLAN. TREES ARE TO BE ALLOWED TO GROW TO THE DESIGNED SIZE TO PROVIDE MAXIMUM SHADING OF PAVED AREAS.
- C. WATER SHALL BE APPLIED FOR OPTIMUM PLANT GROWTH WITH MINIMAL RUNOFF OR OVERSPRAY.
- D. ADJUST CONTROLLERS PER CURRENT CALIFORNIA IRRIGATION MANAGEMENT SYSTEM (CIMIS) DATA (805) 644-4921.
- E. ALWAYS REPLACE HEADS WITH SAME KIND OR MATCHING PRECIPITATION RATE.
- F. INSPECT TREE SUPPORTS FREQUENTLY AND REMOVE AS SOON AS PLANTS WILL STAND WITHOUT SUPPORT AND WILL BE ABLE TO RESIST WIND DAMAGE. NEVER ALLOW SUPPORT MATERIALS TO GIRDLER TRUNK OR BRANCHES.
- G. LANDSCAPE IRRIGATION SHALL BE SCHEDULED DURING NIGHT OR EARLY MORNING HOURS.
- H. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE CHECKING, ADJUSTING, AND REPAIRING THE IRRIGATION EQUIPMENT; AERATING AND DETHATCHING OF TURF AREAS; REPLENISHING MULCH; FERTILIZING; PRUNING, WEEDING, AND REMOVING LITTER IN ALL LANDSCAPED AREAS.
- I. IRRIGATION SCHEDULING SHALL INCORPORATE EVAPOTRANSPIRATION DATA FROM THE CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM (CIMIS) WEATHER STATIONS TO APPLY THE APPROPRIATE LEVELS OF WATER TO THE DIFFERENT PLANTING ZONES.



1 ROOT CONTROL BARRIER

3/8" 1'-0"d

17-21

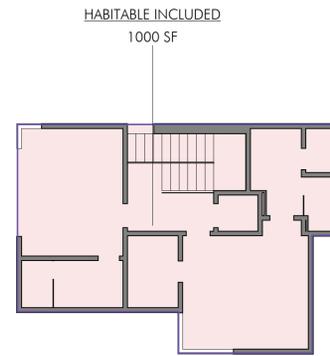
LEGEND

DATE	DESCRIPTION			
2025.08.28	CITY RESUBMITTAL			
2025.11.05	CITY RESUBMITTAL			

<p>C. M. BROWN LANDSCAPE ARCHITECTS, P.C. 1741 Schooner Way Carlsbad, CA 92008 Office: (858) 633-3550 cmbrownla.com</p>		<p>SHEET: PLANTING NOTES PROJECT NAME: LOT 2 RESIDENCE ADDRESS: 2545 RUETTE NICE, LA JOLLA, CA 92037</p>		<p>L-08</p>
		<p>SHEET <u>8</u> OF 8 PRJ-</p>	<p>CITY APPROVAL STAMP</p>	

AREA CALCS

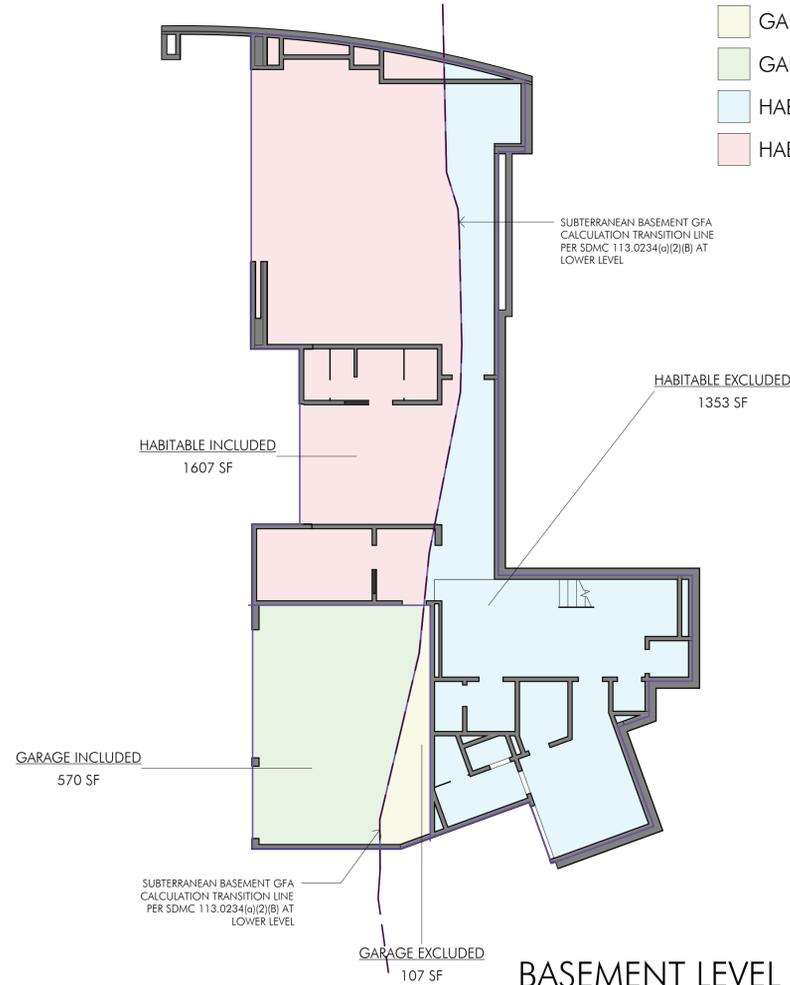
HABITABLE INCLUDED



UPPER LEVEL 3/32" = 1'-0" 1

AREA CALCS

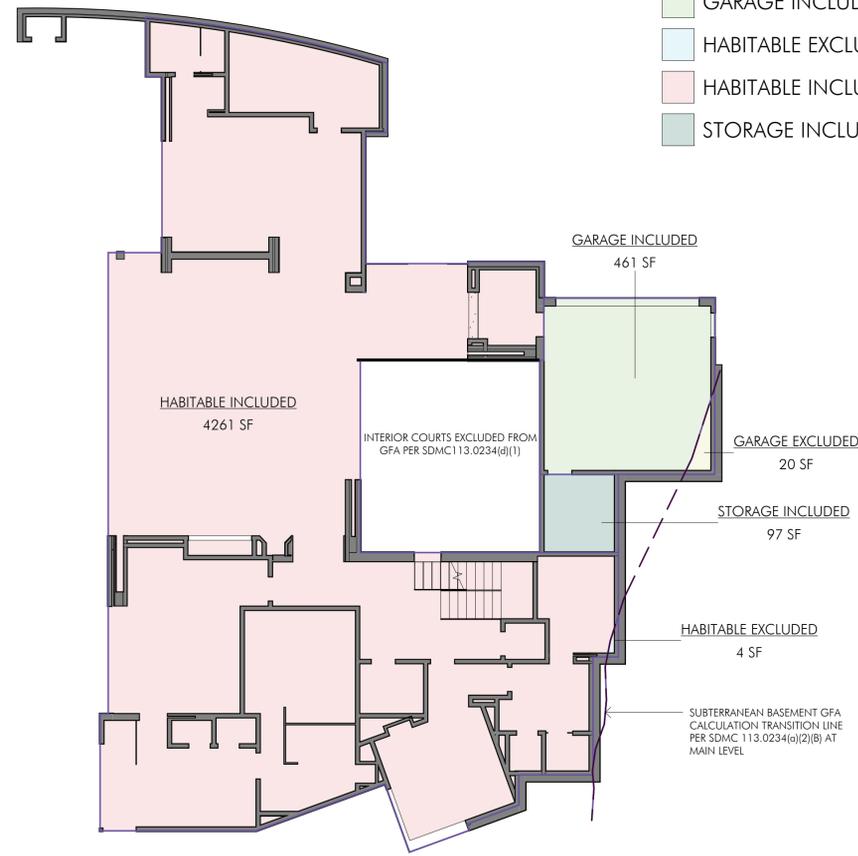
GARAGE EXCLUDED
 GARAGE INCLUDED
 HABITABLE EXCLUDED
 HABITABLE INCLUDED



BASEMENT LEVEL 3/32" = 1'-0" 3

AREA CALCS

GARAGE EXCLUDED
 GARAGE INCLUDED
 HABITABLE EXCLUDED
 HABITABLE INCLUDED
 STORAGE INCLUDED



MAIN LEVEL 3/32" = 1'-0" 2

FAR CALCULATIONS		
ALLOWABLE FAR	8,028 SF	.48
PROPOSED FAR	7,996 SF	.48

AREA CALCULATIONS			
	SQUARE FOOTAGE	COUNTABLE TO GFA	NOT COUNTABLE TO GFA
BASEMENT LEVEL			
HABITABLE	2,960 SF	1,607 SF	1,353 SF
NON-HABITABLE (GARAGE)	677 SF	570 SF	107 SF
NON-HABITABLE (MECH.)	N/A	N/A	N/A SF
BASEMENT TOTAL	3,637 SF	2,177 SF	1,460 SF
MAIN LEVEL			
HABITABLE	4,265 SF	4,261 SF	4 SF
NON-HABITABLE (STORAGE)	97 SF	97 SF	N/A
NON-HABITABLE (GARAGE)	481 SF	461 SF	20 SF
MAIN LEVEL TOTAL	4,843 SF	4,819 SF	24 SF
UPPER LEVEL			
HABITABLE	1000 SF	1000 SF	
NON-HABITABLE	N/A	N/A	N/A
UPPER LEVEL TOTAL	1000 SF	1000 SF	N/A
OVERALL BUILDING TOTAL	9,480 SF	7,996 SF- GFA	1,484 SF- NON GFA

ISLAND ARCHITECTS
 TONY CRISAFI, LISA KRIEDEMANN, R.A.
 2545 RUETTE NICE LA JOLLA CA 92037
 TEL: 858.459.9291 FAX: 858.459.0351



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JOB #: 2410
 DRAWN BY: SM
 PROJ. MGR: TS
 DATE: 05/01/2025

REVISIONS	DESCRIPTION	DATE

CITY STANDARD TITLE BLOCK

Prepared By: Island Architects

Contact: SPENCER MILLER
 7626 Herschel Avenue
 La Jolla, CA 92037

Phone: (858) 459-9291

Street Address: 2545 RUETTE NICE LA JOLLA CA 92037

Project Name: MONTORO RESIDENCE

Sheet Title: AREA CALCULATIONS

Revision 08: _____
 Revision 07: _____
 Revision 06: _____
 Revision 05: _____
 Revision 04: _____
 Revision 03: _____
 Revision 02: _____
 Revision 01: _____

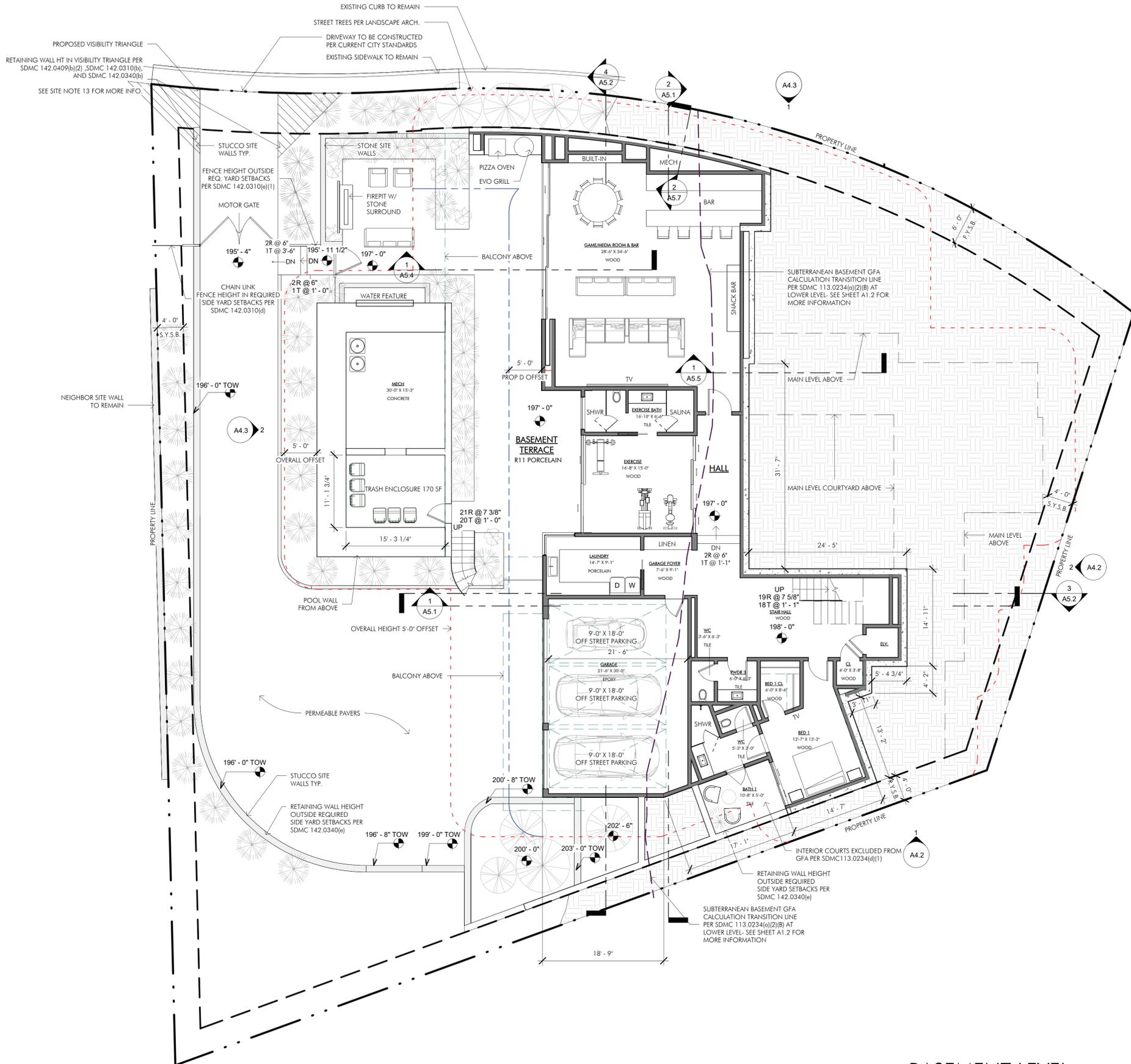
Original Date: 05/01/2025

Sheet: 16 of 26
 DEP#: _____

MONTORO RESIDENCE
 2545 RUETTE NICE LA JOLLA CA 92037

A1.3

AREA CALCULATIONS
 11/13/2025



BASEMENT LEVEL 1/8" = 1'-0"



CITY STANDARD TITLE BLOCK

Prepared By:	Island Architects	Revision 08:	_____
Name:	Contact: SPENCER MILLER	Revision 07:	_____
	7626 Herschel Avenue	Revision 06:	_____
	La Jolla, CA 92037	Revision 05:	_____
Phone:	(858) 459-9291	Revision 04:	_____
Street Address:	2545 RUETTE NICE LA JOLLA CA 92037	Revision 03:	_____
		Revision 02:	_____
Project Name:	MONTORO RESIDENCE	Revision 01:	_____
Sheet Title:	BASEMENT PLAN	Original Date:	05/01/2025
		Sheet:	17 of 26
		DEP#:	_____

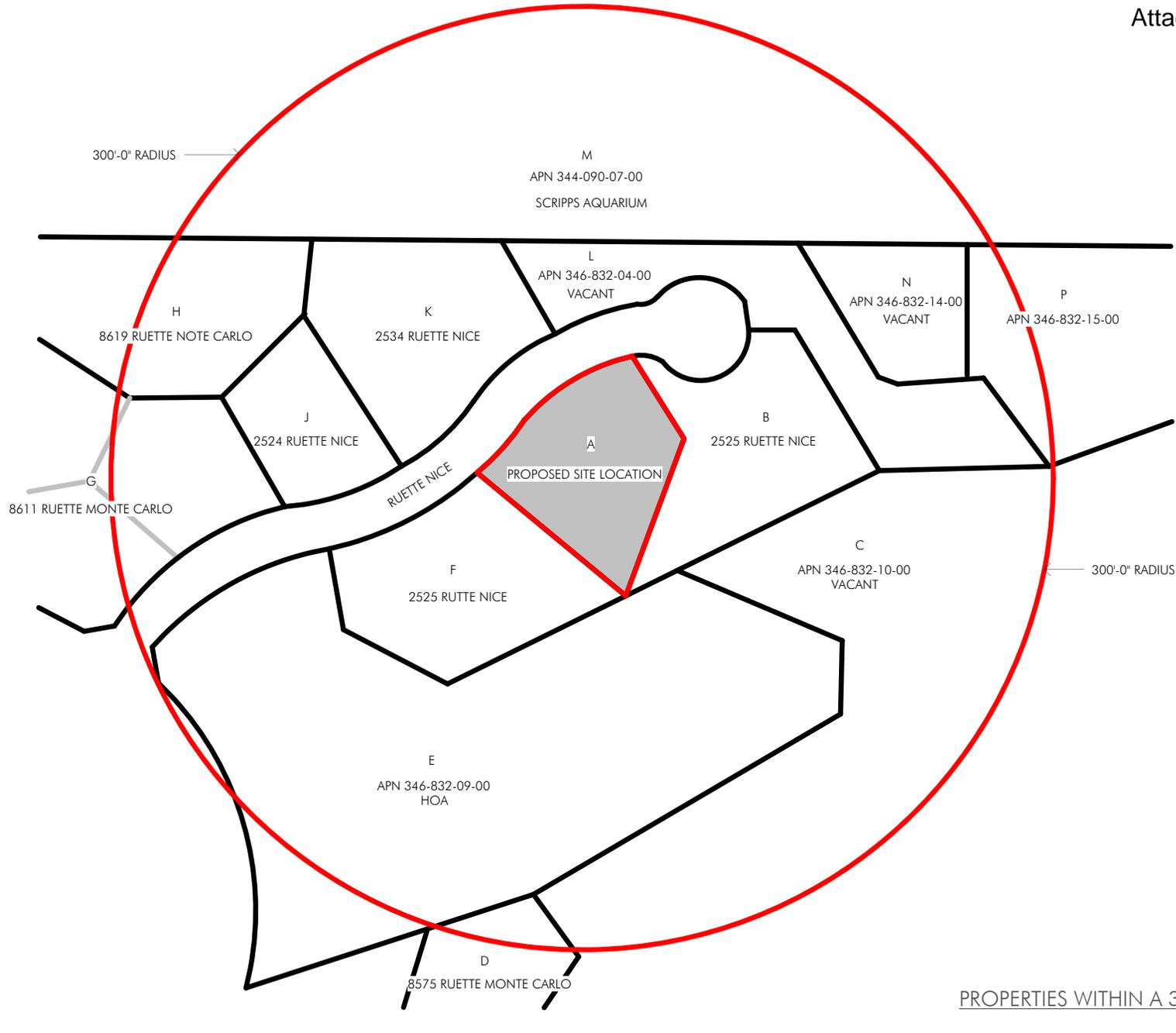


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JOB #:	2410
DRAWN BY:	SM
PROJ. MGR:	TS
DATE:	ISSUE:
05/01/2025	

REVISIONS

#	DESCRIPTION	DATE



PROPERTIES WITHIN A 300' RADIUS
NTS

LOT 2 MONTORO ESTATES

LOT 2 RUETTE NICE, LA JOLLA, CA 92037

DATE: 04/15/2024



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MAP #	Site Address	APN		Lot Size	Building	FAR	# of Stories	FYSB	SYSB	SYSB	RYSB
A	Lot 2	346-832-12-00	SINGLE FAMILY	16,726	8,028	47%	2	6.00	4	4	4
B	2555 Ruelle Nice	346-832-13-00	SINGLE FAMILY	21,292	8,365	39%	2	4.50	21.91	9.91	9.52
C		346-832-10-00	VACANT	355,885							
D	8575 Ruelle Monte Carlo	346-831-26-00	SINGLE FAMILY	13,932	6,752	48%	2	15.00			
E		346-832-09-00	HOA	98,445							
F	2525 Ruelle Nice	346-832-11-00	SINGLE FAMILY	21,449	3,714	17%	1	15.91	34.42	25.16	41.5
G	8611 Ruelle Monte Carlo	346-831-32-00	SINGLE FAMILY	15,317	4,820	31%	3	9.33	44.08	11.25	27
H	8619 Ruelle Monte Carlo	346-831-29-00	SINGLE FAMILY	23,958	8,778	37%					
J	2524 Ruelle Nice	346-831-28-00	SINGLE FAMILY	11,304	4,575	40%	2	9.83	10.42	10.42	11.42
K	2534 Ruelle Nice	346-832-01-00	SINGLE FAMILY	23,087	5,464	23%	2	8.00	4	9	13
L		346-832-04-00	VACANT	23,807							
M		344-090-07-00	UC - SCRIPPS	6,473,016				6.25	29.66	3.16	4.5
N		346-832-14-00	VACANT	10,181							
P		346-832-15-00	VACANT	29,648							

Average of Single Family Residences 21.12 15.13 9.32

REFERENCE:
PUBLIC INFO VIA BUILDING RECORDS DEPARTMENT - CITY OF SAN DIEGO
SURVEY INFO FROM CENTRAL COAST AERIAL MAPPING
PHYSICAL FIELD MEASUREMENTS VIA LASER MEASURING TOOL

PROPERTIES WITHIN A 300' RADIUS

LOT 2 MONTORO ESTATES

LOT 2 RUETTE NICE, LA JOLLA, CA 92037
DATE: 04/15/2024





A: 346-832-12-00 VACANT LAND

BUILDING GFA	8,028 SF
FAR	NONE
FYSB	6
SYSB	4
SYSB	4
RYSB	4

LOT 2 MONTORO ESTATES

LOT 2 RUETTE NICE, LA JOLLA, CA 92037

DATE: 04/15/2024



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B: 2555 RUETTE NICE, LA JOLLA CA 92037

BUILDING GFA	8,365 SQ FT
FAR	39%
FYSB	4.50'
SYSB	21.91'
SYSB	9.91'
RYSB	9.52'

LOT 2 MONTORO ESTATES

LOT 2 RUETTE NICE, LA JOLLA, CA 92037

DATE: 04/15/2024



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C:346-832-10-00 VACANT LAND

BUILDING GFA	NONE
FAR	NONE
FYSB	NONE
SYSB	NONE
SYSB	NONE
RYSB	NONE

LOT 2 MONTORO ESTATES

LOT 2 RUETTE NICE, LA JOLLA, CA 92037

DATE: 04/15/2024



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D:8575 RUETTE NICE LA JOLLA, CA 92037

BUILDING GFA	6,752
FAR	48%
FYSB	15.00'
SYSB	
SYSB	
RYSB	

LOT 2 MONTORO ESTATES

LOT 2 RUETTE NICE, LA JOLLA, CA 92037

DATE: 04/15/2024



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E: 346-832-09-00 HOA COMMON AREA

BUILDING GFA	NONE
FAR	NONE
FYSB	NONE
SYSB	NONE
SYSB	NONE
RYSB	NONE

LOT 2 MONTORO ESTATES

LOT 2 RUETTE NICE, LA JOLLA, CA 92037

DATE: 04/15/2024



F: 2525 RUETTE NICE, LA JOLLA CA 92037

BUILDING GFA	3,714 SQ FT
FAR	17%
FYSB	15.91'
SYSB	34.42'
SYSB	25.16'
RYSB	41.5'

LOT 2 MONTORO ESTATES

LOT 2 RUETTE NICE, LA JOLLA, CA 92037

DATE: 04/15/2024



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G: 8611 RUETTE MONTE CARLO, LA JOLLA CA

BUILDING GFA	4,820 SQ FT
FAR	31%
FYSB	9.33'
SYSB	44.08'
SYSB	11.25'
RYSB	27'

LOT 2 MONTORO ESTATES

LOT 2 RUETTE NICE, LA JOLLA, CA 92037

DATE: 04/15/2024



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H: 8619 RUETTE MONTE CARLO, LA JOLLA CA

BUILDING GFA	8,778 SQ FT
FAR	37%
FYSB	6.25'
SYSB	29.66'
SYSB	3.16'
RYSB	4.5'

LOT 2 MONTORO ESTATES

LOT 2 RUETTE NICE, LA JOLLA, CA 92037

DATE: 04/15/2024



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J: 2524 RUETTE NICE, LA JOLLA CA 92037

BUILDING GFA	4,575 SQ FT
FAR	40%
FYSB	9.83'
SYSB	10.42'
SYSB	10.42'
RYSB	11.4'

LOT 2 MONTORO ESTATES

LOT 2 RUETTE NICE, LA JOLLA, CA 92037

DATE: 04/15/2024



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K: 2534 RUETTE NICE, LA JOLLA CA 92037

PROPOSED BUILDING GFA	6,385 SQ FT
PROPOSED FAR	43%
PROPOSED FYSB	8'
PROPOSED SYSB	9'
PROPOSED SYSB	4'
PROPOSED RYSB	13'

LOT 2 MONTORO ESTATES

LOT 2 RUETTE NICE, LA JOLLA, CA 92037

DATE: 04/15/2024



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L: 346-832-04-00 VACANT LAND

BUILDING GFA	NONE
FAR	NONE
FYSB	NONE
SYSB	NONE
SYSB	NONE
RYSB	NONE

LOT 2 MONTORO ESTATES

LOT 2 RUETTE NICE, LA JOLLA, CA 92037

DATE: 04/15/2024

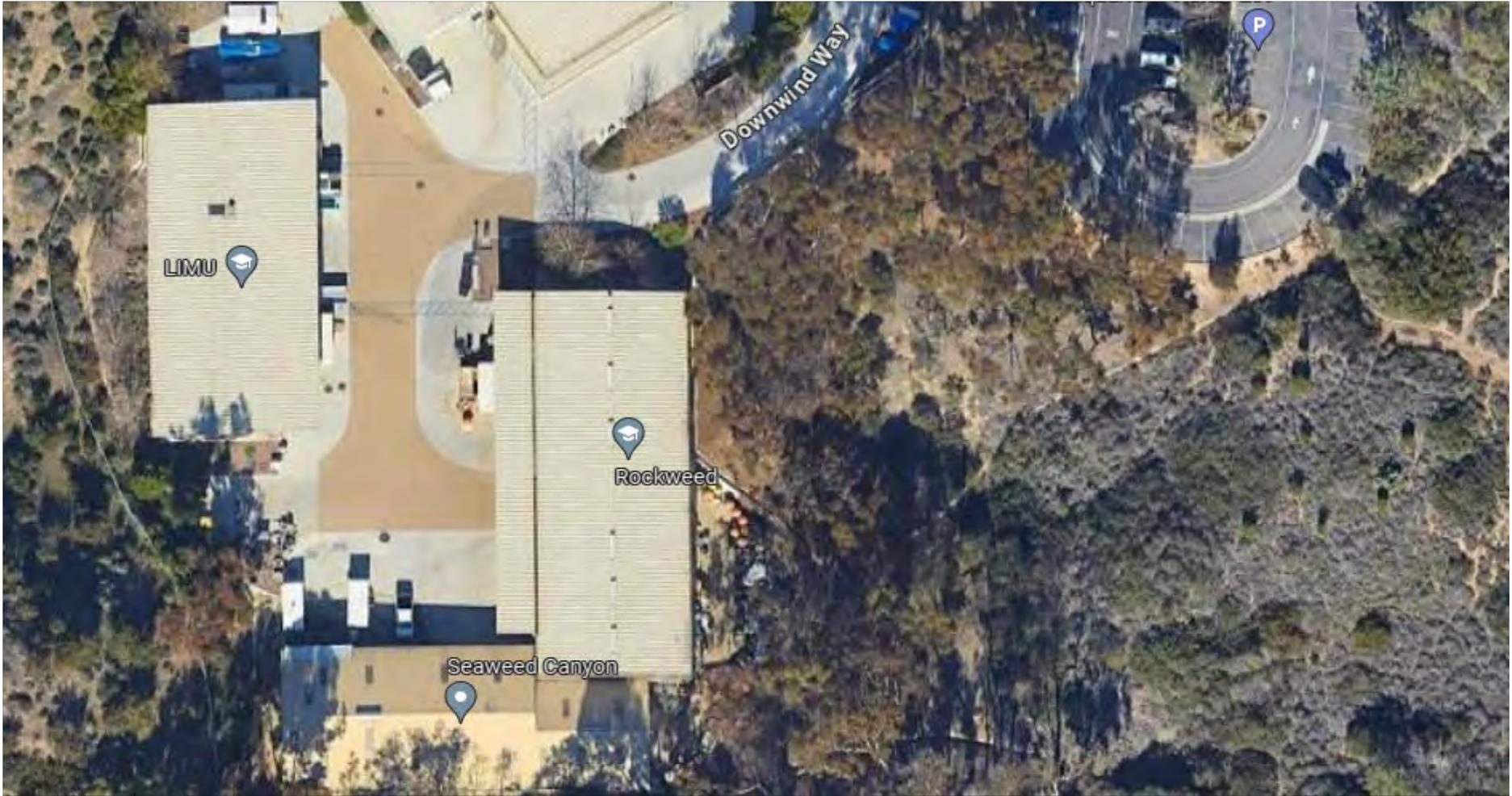


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M: 344-090-07-00 UC-SCRIPPS

BUILDING GFA	NONE
FAR	NONE
FYSB	NONE
SYSB	NONE
SYSB	NONE
RYSB	NONE

LOT 2 MONTORO ESTATES

LOT 2 RUETTE NICE, LA JOLLA, CA 92037

DATE: 04/15/2024



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N: 346-832-14-00 & 346-832-15-00 VACANT LAND

BUILDING GFA	NONE
FAR	NONE
FYSB	NONE
SYSB	NONE
SYSB	NONE
RYSB	NONE

LOT 2 MONTORO ESTATES

LOT 2 RUETTE NICE, LA JOLLA, CA 92037

DATE: 04/15/2024



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