

San Diego Hearing Officer Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR PRJ-1135846 Montoro Estates

To call in and make your three minutes of public comment on this item:

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **161 191 4200**

How to Speak to a Particular Item or During Non-Agenda Public Comment

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Development Services Department

Montoro Estates Project No. PRJ-1135846

Item #2

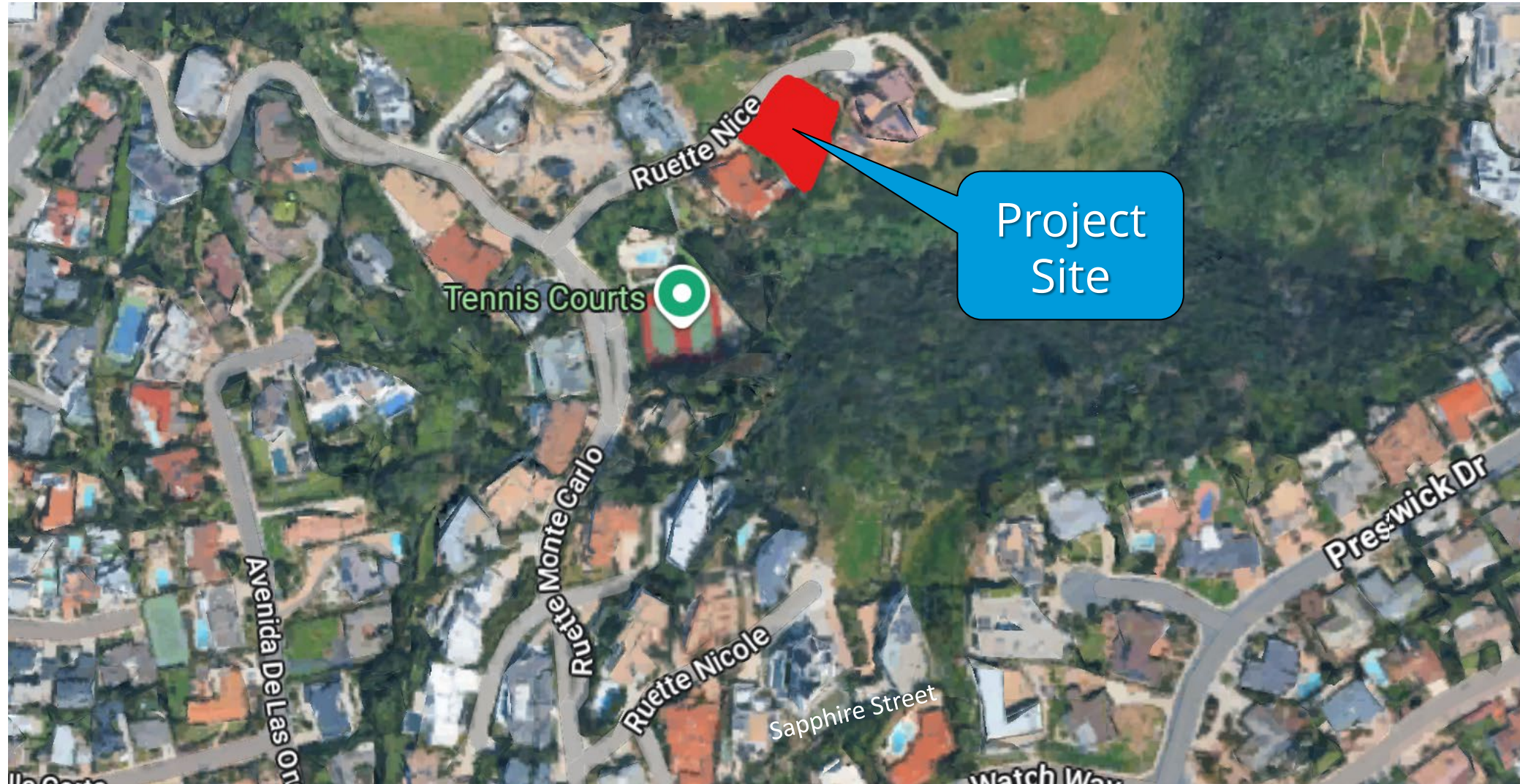
Hearing Body

Date: March 25, 2026

Project Scope

Location:	2545 Ruelle Nice LJSPD-SF Zone (Single-Family) La Jolla Community Plan
Parcel Size:	0.38 acre
Approvals:	Coastal Development Permit Site Development Permit
Environmental Determination:	CEQA Exempt per Section 15303 (New Construction)

Aerial Photograph



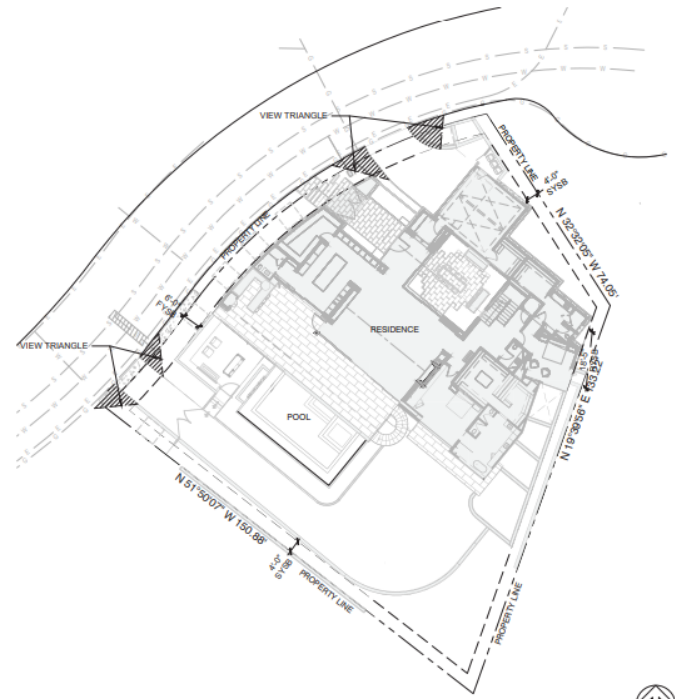


Proposed Single Dwelling

SHEET INDEX

PD #	SHEET NO.	DESCRIPTION
1	L-01	COVER SHEET
2	L-02	AREA CALCULATION
3	L-03	CONSTRUCTION PLAN
4	L-04	IRIGATION SYSTEM & IRRIGATION TREATMENT
5	L-05	WATER MANAGEMENT PLAN
6	L-06	WATER MANAGEMENT NOTES
7	L-07	LANDSCAPE NOTES

PROJECT NAME - LOT 2 RESIDENCE



SITE PLAN



I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE AND IRRIGATION 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

LEGEND

SYMBOL	DESCRIPTION
---	CONTRIBUTORIAL
---	CONTRIBUTORIAL
---	CONTRIBUTORIAL
---	CONTRIBUTORIAL

SCOPE OF WORK

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

SITE ADDRESS

2545 RIJETTE NICE, LA JOLLA, CA 92037

APN

38-833-12-00

LEGAL DESCRIPTION

MONUMENT PRESERVATION CERTIFICATION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS WHICH SHALL BE IDENTIFIED OR IDENTIFIED BY APPROPRIATE AUTHORITY BY A LICENSED LAND SURVEYOR OR A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. A COPY OF THE RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED BY THE CONTRACTOR WITH THE COUNTY CLERK'S OFFICE AS REQUIRED BY SECTION 87711, P. 2 OF THE SAN DIEGO COUNTY LAND SURVEYING CODE. MONUMENTATION SHALL BE IDENTIFIED AND RECORDED FOR A PERMANENT SURVEY.

LOT SIZE

SQUARE FOOTAGE: 9,728 OR ACREAGE: 0.22

OWNER

Lombardo Sunlows Trust
OWNER CONTACT: ADDRESS: 2545 RiJette Nice, La Jolla, CA 92037

PROJECT TEAM

DESIGNER/ARCHITECT
COMPANY: C.M. BROWN ARCHITECTS
NAME: TONY CHEN, LISA KROENIG
ADDRESS: 1741 SCHOONER WAY, CARLSBAD, CA 92008
PHONE: (858) 533-3550
CONTACT: TONY CHEN
EMAIL: tonyc@cmbrwn.com

SOILS ENGINEER
COMPANY: GUNN WEST CONSULTANTS
NAME: BOB GUNN, AIA, PE, FAS
ADDRESS: 1840 GARDEN AVE, SAN DIEGO, CA 92101
PHONE: (619) 574-8882
CONTACT: BOB GUNN
EMAIL: bob@gunnwest.com

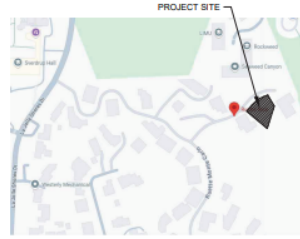
LANDSCAPE ARCHITECT
COMPANY: C.M. BROWN LANDSCAPE ARCHITECTS
NAME: TONY CHEN, LISA KROENIG
ADDRESS: 1741 SCHOONER WAY, CARLSBAD, CA 92008
PHONE: (858) 533-3550
CONTACT: TONY CHEN
EMAIL: tonyc@cmbrwn.com

INTERIOR DESIGNER
COMPANY: THE CONCEPT DESIGN GROUP INC.
ADDRESS: 3716 CONCEPT GROUP INC., LAGUNA BEACH, CA 92653
PHONE: (949) 762-1828
FAX: (949) 762-1828
CONTACT: TONY CHEN
EMAIL: tonyc@conceptgroup.com

CIVIL ENGINEER
COMPANY: PASCALINI & ASSOCIATES
ADDRESS: 1011 SANDRIDGE AVE, SUITE 100, SAN DIEGO, CA 92116
PHONE: (619) 594-8777
CONTACT: BOB GUNN



VICINITY MAP



LOCATION MAP

C. M. BROWN LANDSCAPE ARCHITECTS, P.C.
1741 Schooner Way
Carlsbad, CA 92008
Office: (858) 533-3550
cmbrwnla.com



SHEET: TITLESHEET
PROJECT NAME: LOT 2 RESIDENCE
ADDRESS: 2545 RIJETTE NICE, LA JOLLA, CA 92037
SHEET 1 OF 8
PRJ-

L-01

Community Planning Group

- On September 4, 2025, the La Jolla Community Planning Association voted 5-0-2 to recommend approval.

Staff Recommendation

- Approve Site Development Permit No. 3356497
- Approve Coastal Development Permit No. 3356496

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