

**La Jolla Shores Planned District Advisory Board (LJSPDAB)
APPLICANT PROJECT INFORMATION FORM**

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

For Action Items

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items): **PRJ-1126264**
- Address and APN(s): **Lot 37: 2534 Ruelle Nice, La Jolla, CA 92037 | 346-832-01-00**
- Project contact name, phone, e-mail: **Island Architects, Spencer Miller, smiller@islandarch.com, (858)-869-2830**
- Project description: **CONSTRUCTION OF A NEW 4,868 SF SINGLE FAMILY RESIDENCE, TWO-STORY DWELLING UNIT OVER SUBTERRANEAN BASEMENT WITH GARAGE, SPA, SITE RETAINING WALLS, AND ADDITIONAL SITE IMPROVEMENTS**
- Please indicate the action you are seeking from the Advisory Board:
 - Recommendation that the Project is minor in scope (Process 1)
 - Recommendation of approval of a Site Development Permit (SDP)
 - Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
 - Other: _____

- In addition, provide the following:
 - lot size: **22,516 SF**
 - existing structure square footage and FAR (if applicable): **N/A**
 - proposed square footage and FAR: **4,868 SF - FAR .21**
 - existing and proposed setbacks on all sides:
 - Side Yard - Existing: N/A (conformance) Proposed: 9'-0" & 10'-0"**
 - Street Side Yard - Existing: N/A (conformance) Proposed: 8'-0"**
 - Rear Yard - Existing: N/A (conformance) Proposed: 13'-0"**

 - height if greater than 1-story (above ground): **30'-0" Proposed Plumb Line**

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

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

- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): _____

Exhibits and other materials to provide:

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board’s review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City’s website:

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> for view by the public:

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

PLEASE DO NOT PROVIDE THE FOLLOWING:

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

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

Thank you,

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

Melissa Garcia, Senior Planner
magarcia@sandiego.gov
 City Planning Department
 619-236-6173



LOT 37 RESIDENCE

Address: LOT 37 MONTORO ESTATES, LA JOLLA, CA 92037

Date: 03/18/2026



PLAN LEGEND	
	LANDSCAPE
	HARDSCAPE
	SUBTERRANEAN
	WATER FEATURE
	ROOF

SITE PLAN
SCALE: 1" = 20'-0" 

LOT 37 RESIDENCE

Address: LOT 37 MONTORO ESTATES, LA JOLLA, CA 92037

Date: 03/18/2026

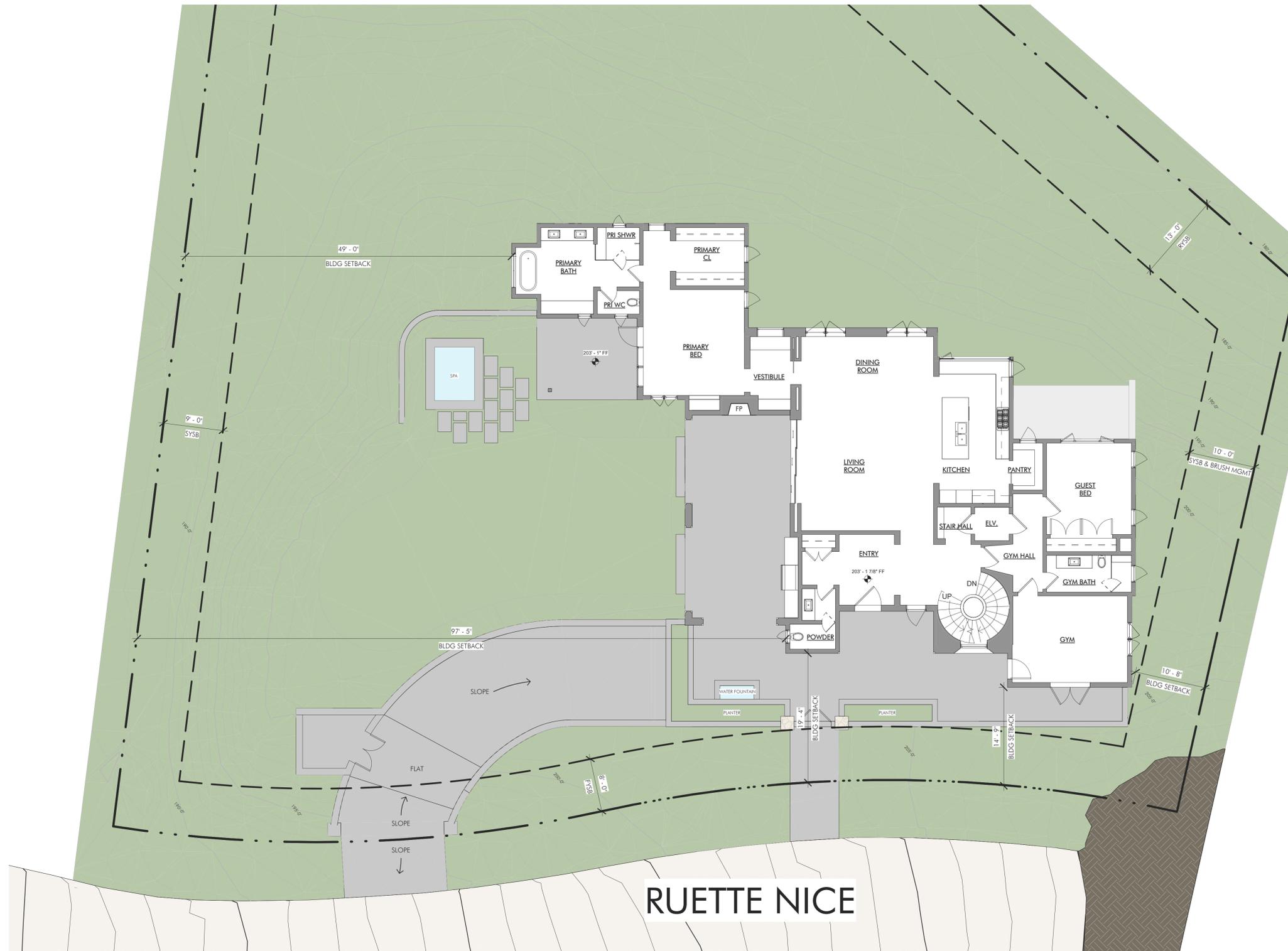


PLAN LEGEND	
	LANDSCAPE
	HARDSCAPE
	SUBTERRANEAN
	WATER FEATURE
	ROOF

LOWER LEVEL PLAN 
 SCALE: 1/8" = 1'-0"

LOT 37 RESIDENCE

Address: LOT 37 MONTORO ESTATES, LA JOLLA, CA 92037
 Date: 03/18/2026

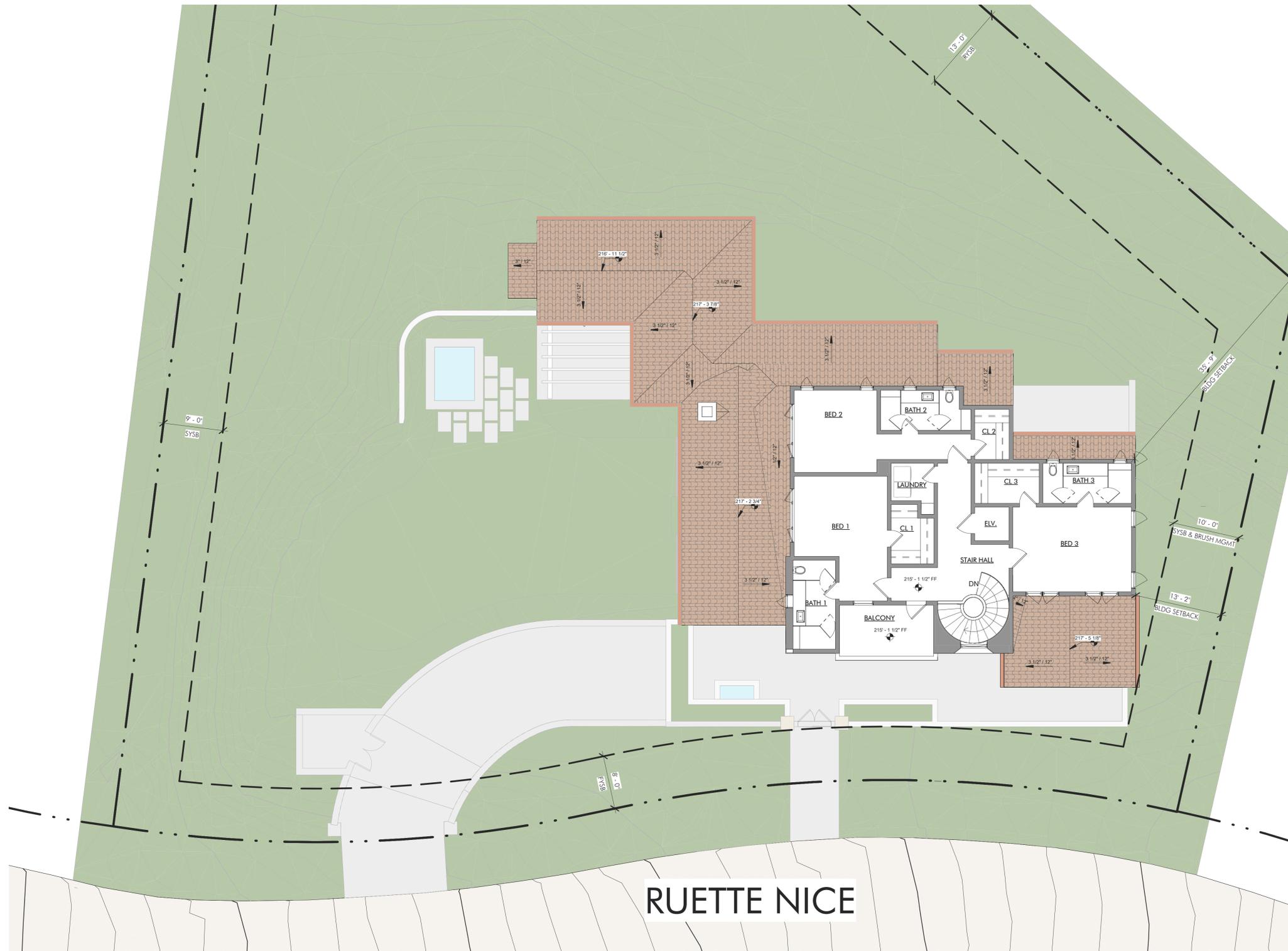


PLAN LEGEND	
	LANDSCAPE
	HARDSCAPE
	SUBTERRANEAN
	WATER FEATURE
	ROOF

MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0" 

LOT 37 RESIDENCE

Address: LOT 37 MONTORO ESTATES, LA JOLLA, CA 92037
Date: 03/18/2026



PLAN LEGEND	
	LANDSCAPE
	HARDSCAPE
	SUBTERRANEAN
	WATER FEATURE
	ROOF

RUETTE NICE

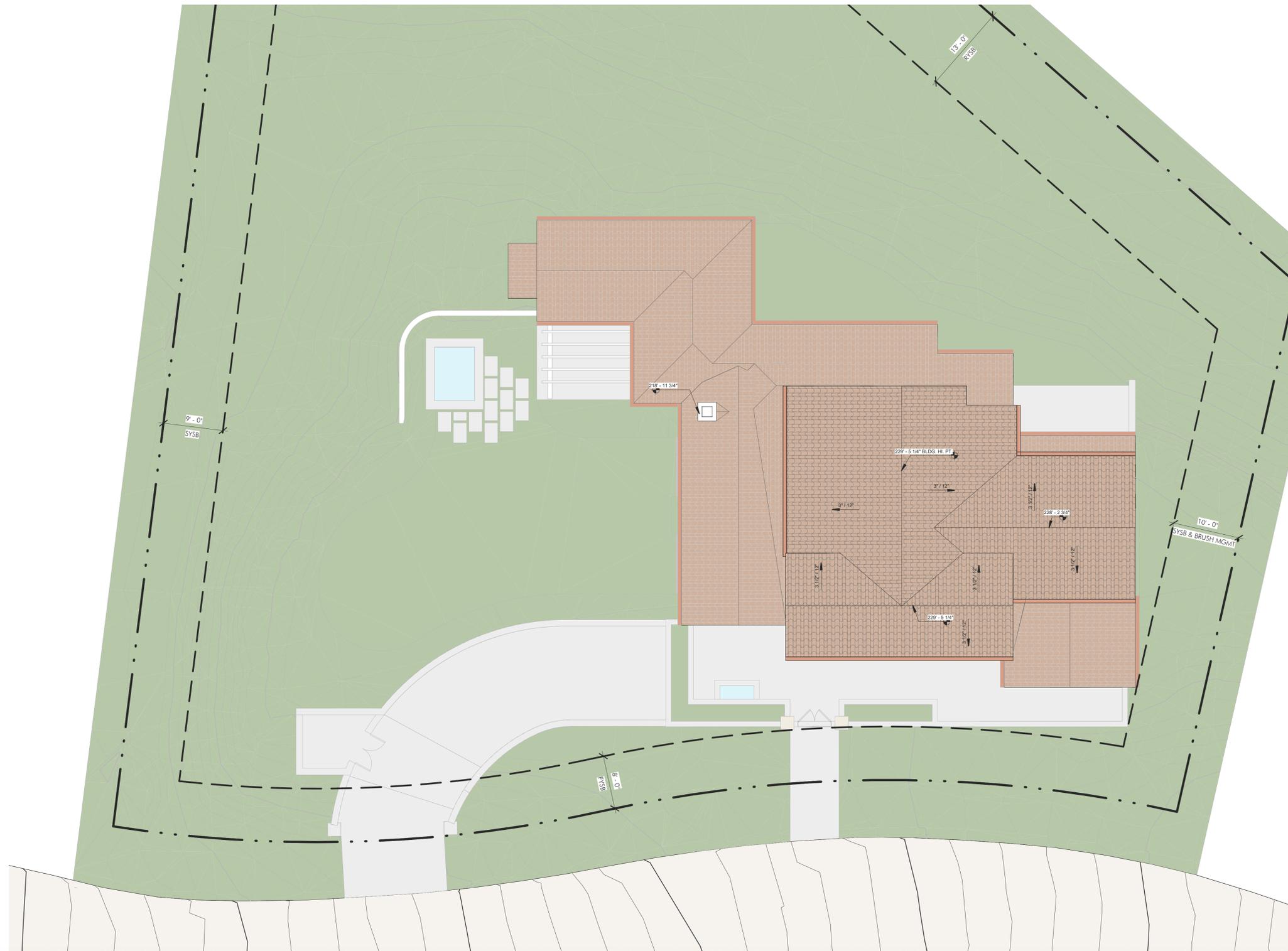
UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"



LOT 37 RESIDENCE

Address: LOT 37 MONTORO ESTATES, LA JOLLA, CA 92037

Date: 03/18/2026



PLAN LEGEND	
	LANDSCAPE
	HARDSCAPE
	SUBTERRANEAN
	WATER FEATURE
	ROOF

ROOF PLAN
 SCALE: 1/8" = 1'-0" 

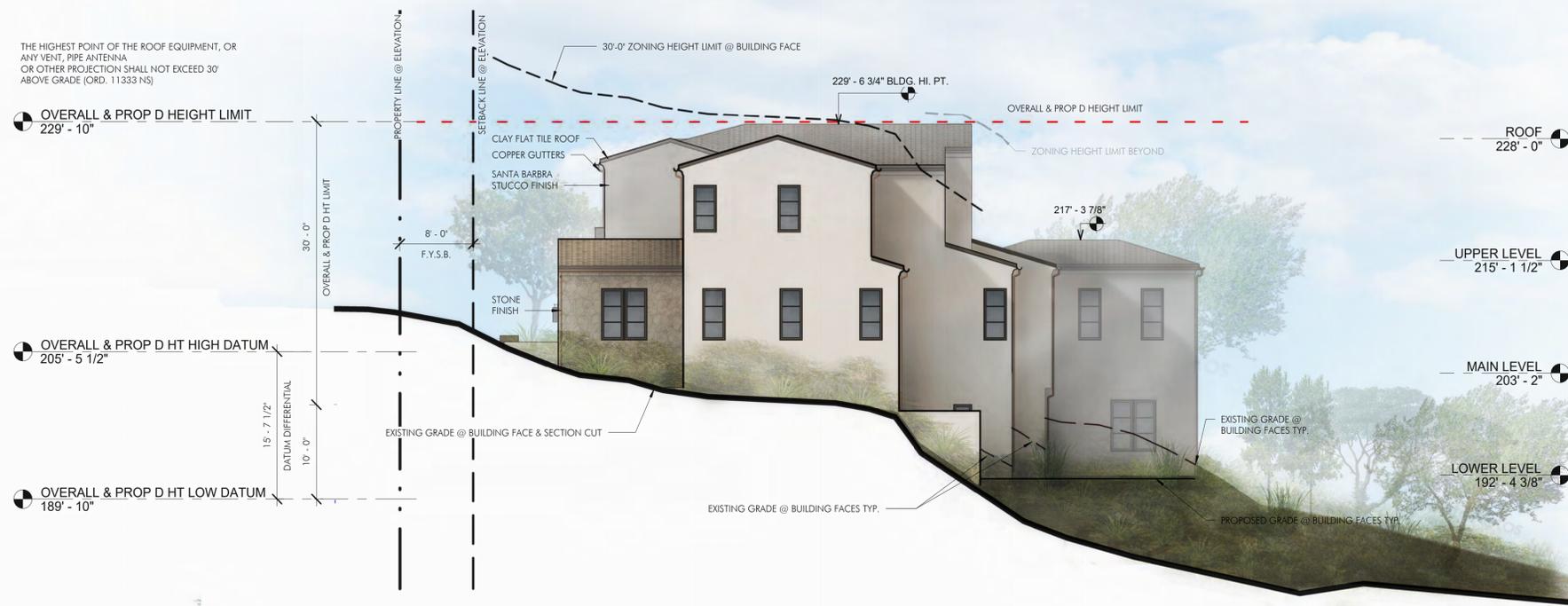
LOT 37 RESIDENCE

Address: LOT 37 MONTORO ESTATES, LA JOLLA, CA 92037

Date: 03/18/2026



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

LOT 37 RESIDENCE

Address: LOT 37 MONTORO ESTATES, LA JOLLA, CA 92037

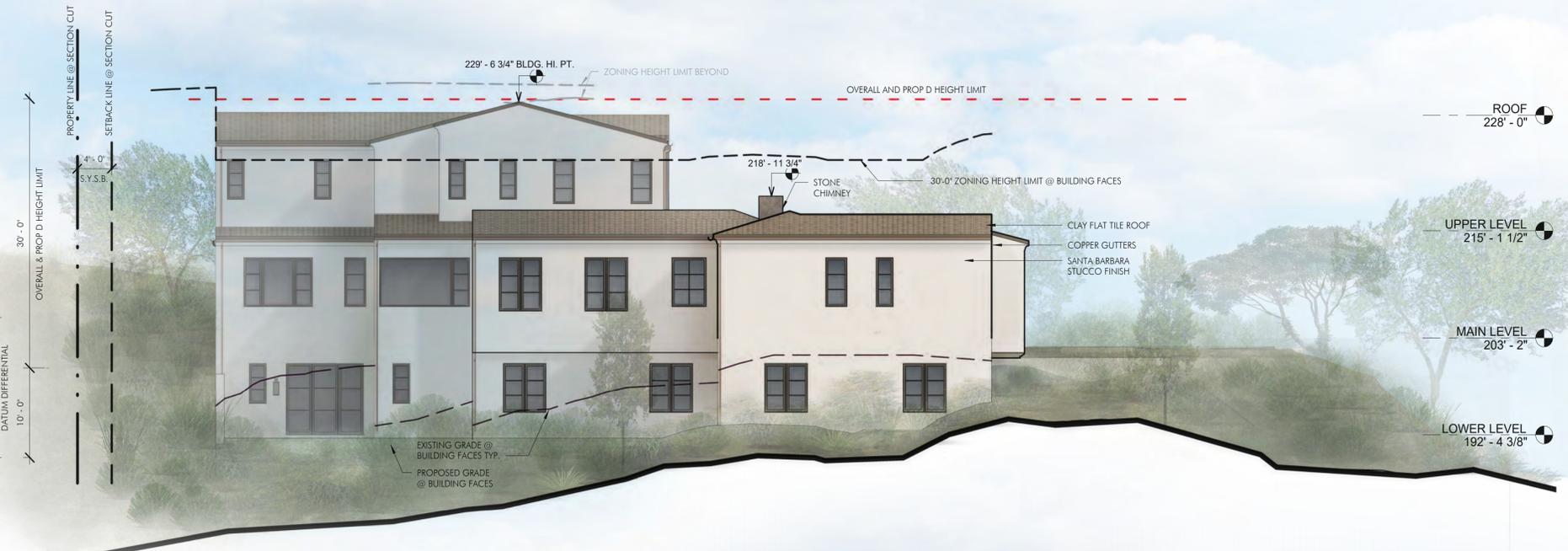
Date: 03/18/2026

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

OVERALL & PROP D HEIGHT LIMIT
229' - 10"

OVERALL & PROP D HT HIGH DATUM
205' - 5 1/2"

OVERALL & PROP D HT LOW DATUM
189' - 10"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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

OVERALL & PROP D HEIGHT LIMIT
229' - 10"

OVERALL & PROP D HT HIGH DATUM
205' - 5 1/2"

OVERALL & PROP D HT LOW DATUM
189' - 10"

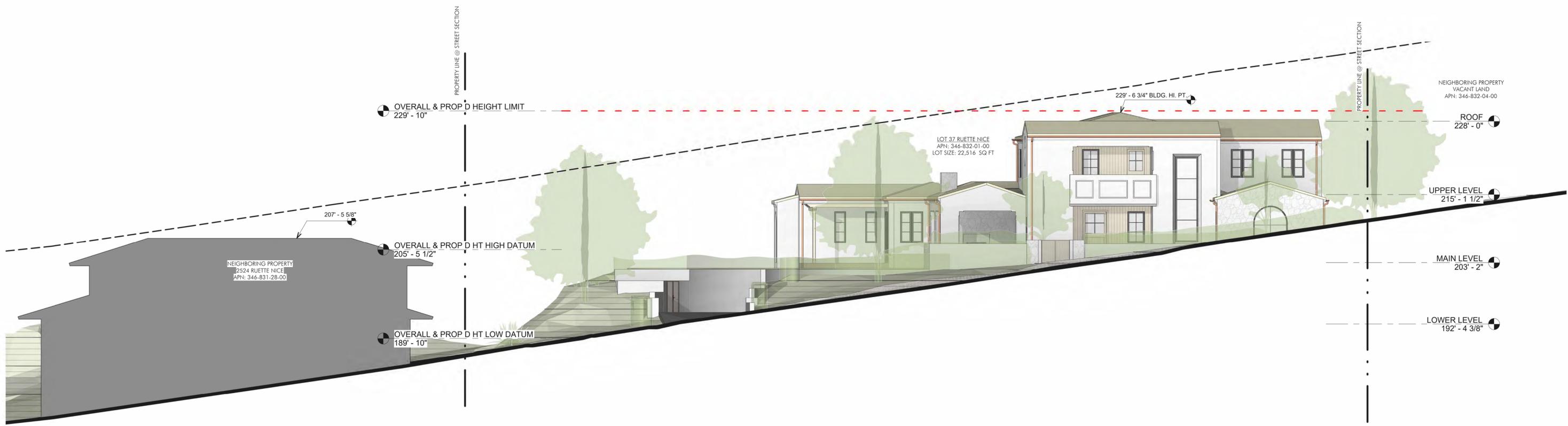


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

LOT 37 RESIDENCE

Address: LOT 37 MONTORO ESTATES, LA JOLLA, CA 92037

Date: 03/18/2026



LOT 37 RESIDENCE

Address: LOT 37 MONTORO ESTATES, LA JOLLA, CA 92037

Date: 03/18/2026



MATERIAL PALETTE

LOT 37 RESIDENCE

Address: LOT 37 MONTORO ESTATES, LA JOLLA, CA 92037

Date: 03/18/2026



PUBLIC PERSPECTIVE 1
LOOKING NORTH

LOT 37 RESIDENCE

Address: LOT 37 MONTORO ESTATES, LA JOLLA, CA 92037

Date: 03/18/2026



PUBLIC PERSPECTIVE 2
LOOKING WEST

LOT 37 RESIDENCE

Address: LOT 37 MONTORO ESTATES, LA JOLLA, CA 92037

Date: 03/18/2026

January 26, 2026

Island Architects
Spencer Miller
7629 Herschel Ave
San Diego CA 92037
Email: smiller@islandarch.com

Subject: 2534 Ruelle Nice Assessment Letter; Project No. PRJ-1126264; Trust Account No. 24010058

Dear Spencer Miller:

The Development Services Department (DSD) has completed the third review of the project, which involves the construction of a two-story, 5,817-square-foot single dwelling unit over the basement level and site retaining walls. The 0.51-acre vacant site is located at 2534 Ruelle Nice in the La Jolla Shores Planned District (LJSPD-SF) Base Zone, Coastal (Non-Appealable), Coastal Height Limit, Complete Communities Mobility Choices (Zone 4), Parking (Coastal and Campus) Impact, Affordable Housing Parking Demand (High), Earthquake Fault Buffers (Category 12), Geologic Hazard Categories (21 & 53), Slopes 25 Percent or Greater, Paleontological Sensitivity Area (High), Brush Management (Native/Naturalized Vegetation), and Very High Fire Hazard Severity Overlay Zones within the La Jolla Community Plan and Local Coastal Land Use Plan Area.

- The project as proposed requires a Coastal Development Permit, Process Two for development within the Coastal (Non-Appealable) Overlay per SDMC Section 126.0707(a).
- A Site Development Permit, Process Three is required as a Major Project in the La Jolla Shores Planned District per SDMC Section 1510.0201(d).

The Consolidation of Processing regulations (SDMC 112.0103) mandate that all actions be consolidated and processed at the highest decision level. At this time, the hearing officer will make the decision to approve, conditionally approve, or deny the project, with appeal rights to the Planning Commission.

SIGNIFICANT PROJECT ISSUES: Project review comments have been resolved with the exception of Minutes or a vote sheet for:

- La Jolla Community Planning Association
- La Jolla Shores Planned District Advisory Board

We understand that the project will be heard before the group in the near future.

Environmental

The proposed activity is exempt from CEQA pursuant to Section 15332 (Infill Development) of the State CEQA Guidelines.

FINANCIAL INFORMATION: Our most recent records show that there is a balance of \$4,467 in the deposit account for your project, below the required minimum balance of \$8,000. However, please be advised that the cost of this review has not been posted to your account and it may take four to six weeks to post these charges to the account. Deposit Account statements are mailed to the Financially Responsible Party on file with the breakdown of staff charges.

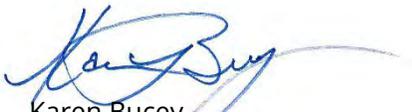
The [minimum required balance](#) for each approval type or a total of \$8,000 must be maintained throughout the process. An invoice for \$3,533 is included with this review. Payments can be made or line or in person at 7650 Mission Valley Road, San Diego CA 92108 on the third floor by scheduling an appointment using the following [link](#) or on the [Accela Citizen Access portal](#). Please note that reviews will be immediately halted on any deposit account that is in deficit or goes into collections.

Environmental Exemption Document Filing Fees

A California Environmental Quality Act (CEQA) Notice of Exemption must be filed with the County of San Diego after the project's approval and after all appeal periods have been exhausted. This filing must be accompanied by a document handling fee. Provide a check for \$50.00 made out to "San Diego County Clerk." Please mail to: DSD Attn: Karen Bucey, 7650 Mission Valley, M.S.- 1A, San Diego CA 92108. Please include your project number: PRJ-1126264 in the memo section of the check.

I may be reached at kbucey@sandiego.gov or 619-446-5049.

Sincerely,



Karen Bucey
Development Project Manager

Enclosures:

1. Project Issues Report
2. Invoice

cc: Chairperson of the La Jolla Community Planning Association
Melissa Garcia, La Jolla Shores Planned District Advisory Board



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address	2534 Ruelle Nice, San Diego, CA
Project Type	Discretionary Project
Primary Contact	Spencer Miller, smiller@islandarch.com
Instructions	The following issues require corrections to the documents submitted

Other

Community Planning Group

Karen Bucey
KBucey@sandiego.gov, (619) 446-5049

[Comment 00124 | Page | Open]

The City understands that presentations to the 1) La Jolla Community Planning Association, and 2) the La Jolla Shores Planned District Advisory Board will be scheduled in early 2026.

DSD-Engineering Review

Khanh Huynh
KHuynh@sandiego.gov, (619)446-5299

[Comment 00114 | Page | Conditional]

Prior to the issuance of any building permit, the Owner/Permittee shall provide access to the existing public utilities easement, satisfactory to the City Engineer.

[Comment 00115 | Page | Conditional]

Prior issuance of any building permit, the Owner/Permittee shall submit a Drainage Study report satisfactory to the City Engineer.

[Comment 00116 | Page | Conditional]

Prior to the issuance of any building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

[Comment 00117 | Page | Conditional]

The project proposes to export 1755 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 Standard Specifications for Public Works Construction (the "Green Book"), 2024 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

[Comment 00118 | Page | Conditional]

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

[Comment 00119 | Page | Conditional]

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.

[Comment 00120 | Page | Conditional]

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 SanDiego's Stormwater Standards Manual.

[Comment 00121 | Page | Conditional]

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.



[Comment 00122 | Page | Conditional]

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.

DSD-Planning Review

Grecia Aceves

GAceves@sandiego.gov, 619-446-5455

[Comment 00078 | Page | Open]

PRJ-1126264, 2534 Ruelle Nice

APN No. #346-832-0100

Map No.8447 Lot No. 37 Subdivision Name: Montoro

Site Development Permit (SDP)/ Coastal Development Permit (CDP)

These comments are drafts and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further.

[Comment 00083 | Page | Open]

La Jolla Shores Advisory Board

The La Jolla Shores Advisory Board must review this project to determine to provide input if the project is consistent with the requirements of the planned district SDMC 1510.0201(d). Please contact Senior Planner Melissa Garcia of the City Planning Department at 619-236-6173 (magarcia@sandiego.gov) to be placed on a future agenda of the La Jolla Shores Advisory Board.

[Comment 00084 | Page | Open]

LJCPA

After the notice of application and first assessment letter has been distributed. The applicant has the option to present the proposed project to the La Jolla Community Planning Association. Please contact Harry Bubbins by email at info@lajollacpa.org. Please provide the minutes and any recommendations if the applicant chooses to present to the La Jolla Community Group.

Grecia Diaz, greciad@sandiego.gov

[Comment 00125 | Page | Open]

The applicant has responded that they're prepared to present to the La Jolla Shores Advisory Board and La Jolla Community Group Association.

LDR-Environmental

Kelli Rasmus

KRasmus@sandiego.gov

[Comment 00050 | Page | Open]

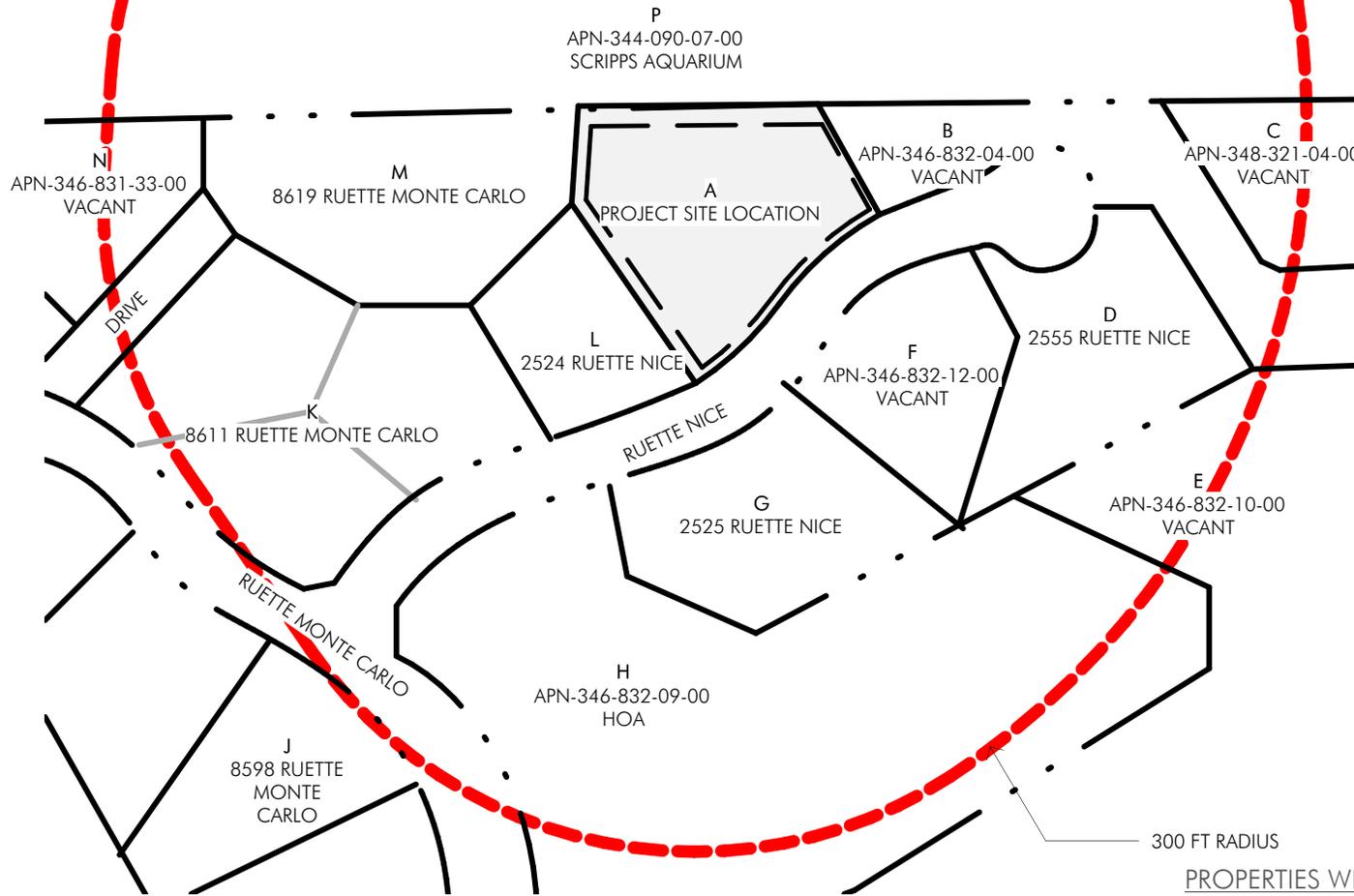
Scope of work: Coastal Development Permit and Site Development Permit for the construction of a two-story, 5,817 square foot single family dwelling unit over a basement as well as site retaining walls located at 2534 Ruelle Nice. The 0.51-acre site is in the Single Family residence base zone of the La Jolla Shores Planned District, Coastal Overlay (non-app) Zone, and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area and Council District 1. (information only)

[Comment 00131 | Page | Open]

The proposed activity is exempt from CEQA pursuant to Section 15332 (Infill Development) of the State CEQA Guidelines. This determination is preliminary until the Notice of Right to Appeal is posted. The date of the posting of the NORA represents the official environmental determination date.

300 FT RADIUS →

← 300 FT RADIUS



300 FT RADIUS

PROPERTIES WITHIN A 300' RADIUS
NTS



COPPEL MONTORO

2534 RUEtte NICE, LA JOLLA, CA 92037

DATE: 07/15/2024



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858.459.9291

ISLANDARCH.COM

Site Address	APN		Lot Size	Building GFA	FAR	FYSB	SYSB	SYSB	RYSB
2534 Ruelle Nice	346-832-01-00	SINGLE FAMILY	23,516	4,868	20%	8.00	10	9	13
2555 Ruelle Nice	346-832-13-00	SINGLE FAMILY	21,292	8,365	40%	8.00	8.5	10.5	13
2525 Ruelle Nice	348-832-11-00	SINGLE FAMILY	21,449	3,714	17%	10.50	49	5	17.5
2524 Ruelle Nice	346-831-28-00	SINGLE FAMILY	11,304	4,575	40%	14.00	8	6	10
8619 Ruelle Monte Carlo	346-831-29-00	SINGLE FAMILY	23,958	8,778	37%	41.00	10	15	7
8611 Ruelle Monte Carlo	346-831-32-00	SINGLE FAMILY	15,377	4,820	31%	9.00	44	11	27
8598 Ruelle Monte Carlo	346-831-05-00	SINGLE FAMILY	15,242	5,374	35%	17.00	8	6	67
Average of Single Family Residences			18,877	5,785	31%	15.36	19.64	8.93	22.07
	346-831-33-00	VACANT	17,833						
	346-832-09-00	HOA	98,445						
	346-832-10-00	VACANT	355,885						
	346-832-12-00	VACANT	16,726						
	346-832-14-00	VACANT	10,181						
	346-832-04-00	VACANT	23,087						
	344-09-07-00	UC-SCRIPPS	6,473,016						

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

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2534 RUETTE NICE, LA JOLLA, CA 92037

DATE: 07/15/2024



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A: 2534 RUETTE NICE, LA JOLLA CA 92037

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

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2534 RUETTE NICE, LA JOLLA, CA 92037

DATE: 07/15/2024



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B: 346-832-04-00 VACANT LAND

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

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2534 RUETTE NICE, LA JOLLA, CA 92037

DATE: 07/15/2024



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C: 348-832-14-00 VACANT LAND

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

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2534 RUETTE NICE, LA JOLLA, CA 92037

DATE: 07/15/2024



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D: 2555 RUETTE NICE, LA JOLLA CA 92037

BUILDING GFA	8,365 SQ FT
FAR	40%
FYSB	8'-0"
SYSB	8'-6"
SYSB	10'-6"
RYSB	13'-0"

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2534 RUETTE NICE, LA JOLLA, CA 92037

DATE: 07/15/2024



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E:346-832-10-00 VACANT LAND

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

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2534 RUETTE NICE, LA JOLLA, CA 92037

DATE: 07/15/2024



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F: 346-832-12-00 VACANT LAND

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

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2534 RUETTE NICE, LA JOLLA, CA 92037

DATE: 07/15/2024



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G: 2525 RUETTE NICE, LA JOLLA CA 92037

BUILDING GFA	3,714 SQ FT
FAR	17%
FYSB	10'-6"
SYSB	49'-0"
SYSB	5'-0"
RYSB	17'-6"

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2534 RUETTE NICE, LA JOLLA, CA 92037

DATE: 07/15/2024



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

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

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2534 RUETTE NICE, LA JOLLA, CA 92037

DATE: 07/15/2024



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J: 8598 RUETTE MONTE CARLO, LA JOLLA CA

BUILDING GFA	5,374 SQ FT
FAR	35%
FYSB	17'-0"
SYSB	8'-0"
SYSB	6'-0"
RYSB	67'-0"

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2534 RUETTE NICE, LA JOLLA, CA 92037

DATE: 07/15/2024



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K: 8611 RUETTE MONTE CARLO, LA JOLLA CA

BUILDING GFA	4,820 SQ FT
FAR	31%
FYSB	9'-0"
SYSB	44'-0"
SYSB	11'-0"
RYSB	27'-0"

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2534 RUETTE NICE, LA JOLLA, CA 92037

DATE: 07/15/2024



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L: 2524 RUETTE NICE, LA JOLLA CA 92037

BUILDING GFA	4,575 SQ FT
FAR	40%
FYSB	14'-0"
SYSB	8'-0"
SYSB	6'-0"
RYSB	10'-0"

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2534 RUETTE NICE, LA JOLLA, CA 92037

DATE: 07/15/2024



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M: 8619 RUETTE MONTE CARLO, LA JOLLA CA

BUILDING GFA	8,778 SQ FT
FAR	37%
FYSB	41'-0"
SYSB	10'-0"
SYSB	15'-0"
RYSB	7'-0"

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2534 RUETTE NICE, LA JOLLA, CA 92037

DATE: 07/15/2024



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N: 346-831-33-00 VACANT LAND

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

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2534 RUETTE NICE, LA JOLLA, CA 92037

DATE: 07/15/2024

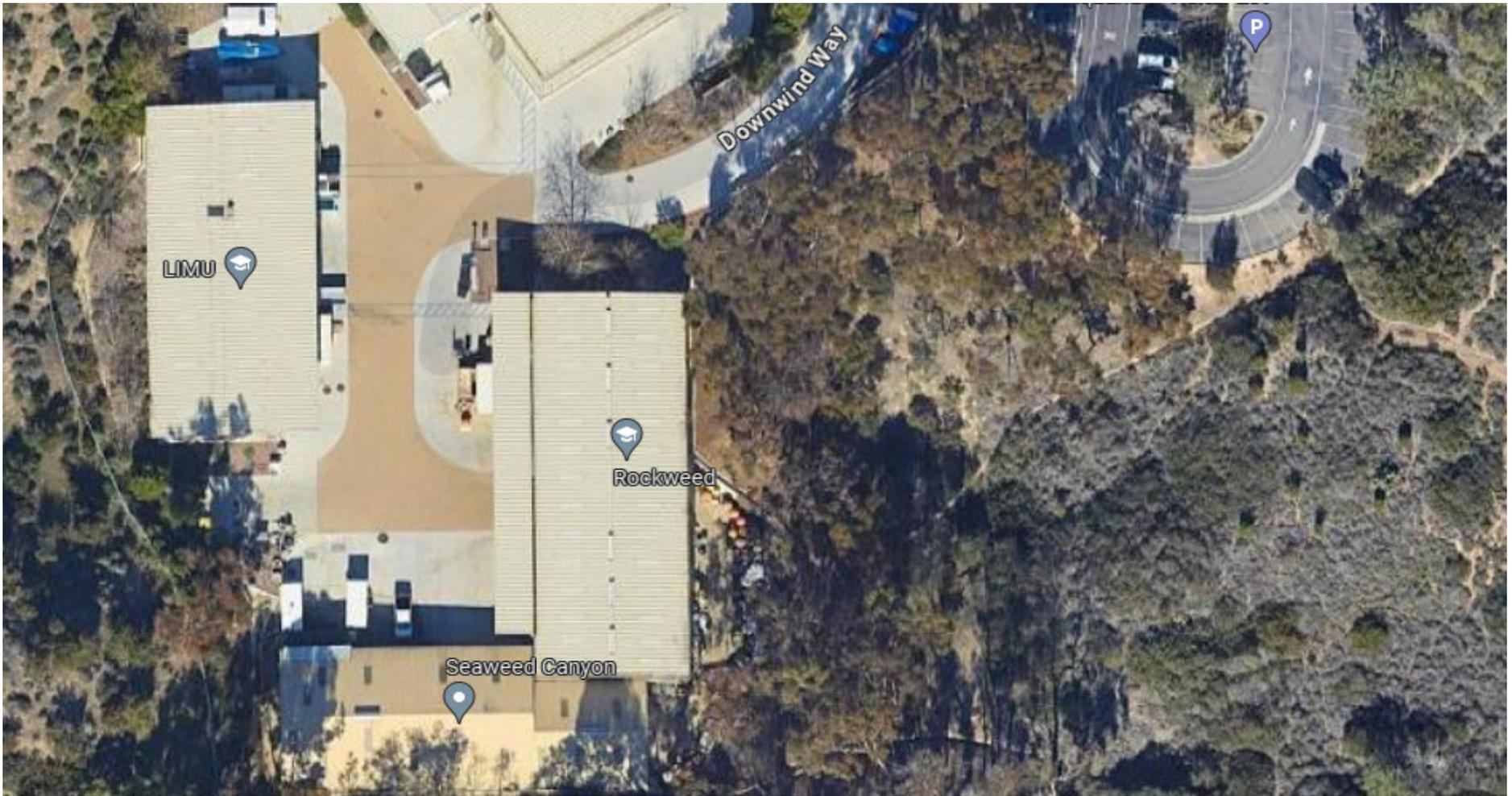


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P: 344-090-07-00 UC-SCRIPPS

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

COPPEL MONTORO

2534 RUETTE NICE, LA JOLLA, CA 92037

DATE: 07/15/2024



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Subject: Letter of Support for Proposed Construction on Lot 37, Montoro Estates

Dear Board Members,

We have reviewed the development plans dated March 31, 2025 for the single-family home proposed to be located on the north side of Ruelle Nice, on Lot 37 in the Montoro Estates neighborhood in La Jolla Shores.

As residents and neighbors, we understand the importance of preserving and enhancing community character, and we believe the proposed project demonstrates a commitment to long-term investment in our community's shared goals.

We appreciate all of the planning efforts by the Advisory Board, Community Planning Association, and Homeowner's Association, including the opportunity for neighbor input. We believe this project reflects the priorities of many residents and aligns with the longterm vision for our community.

Please consider this letter as a formal expression of our support for the proposed project.

Sincerely,

2524 Ruelle Nice La Jolla, CA 92037

Address

Jose German Coppel Luken

Print Name



Signature

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Sincerely,

2525 Ruelle Nice La Jolla, CA 92037

Address

Jose German Coppel Luken

Print Name

A handwritten signature in blue ink, appearing to read 'Jose German Coppel Luken', written over a horizontal line.

Signature

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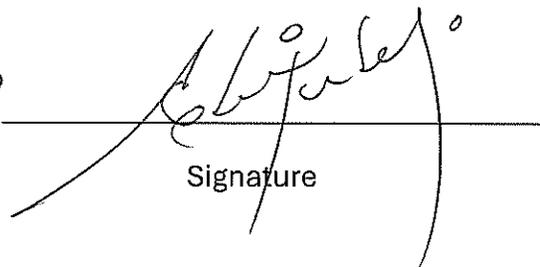
Sincerely,

2555 Ruelle Nice La Jolla, CA 92037

Address

Eliezer Lombrozo

Print Name



Signature

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Please consider this letter as a formal expression of our support for the proposed project.

Sincerely,

Lot 2 Ruelle Nice La Jolla, CA 92037

Address

Denise Adler

Print Name

Denise Adler

Signature

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Please consider this letter as a formal expression of our support for the proposed project.

Sincerely,

8611 Ruelle Monte Carlo La Jolla, CA 92037

Address

Susana Coppel G.

Print Name

Susana Coppel G.

Signature

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Please consider this letter as a formal expression of our support for the proposed project.

Sincerely,

Lot 2 Ruelle Nice La Jolla, CA 92037

Address

Denise Adler

Print Name

Denise Adler

Signature