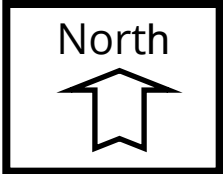


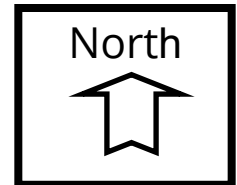
**Project Location Map**  
PRJ-1126264: 2534 Ruelle Nice





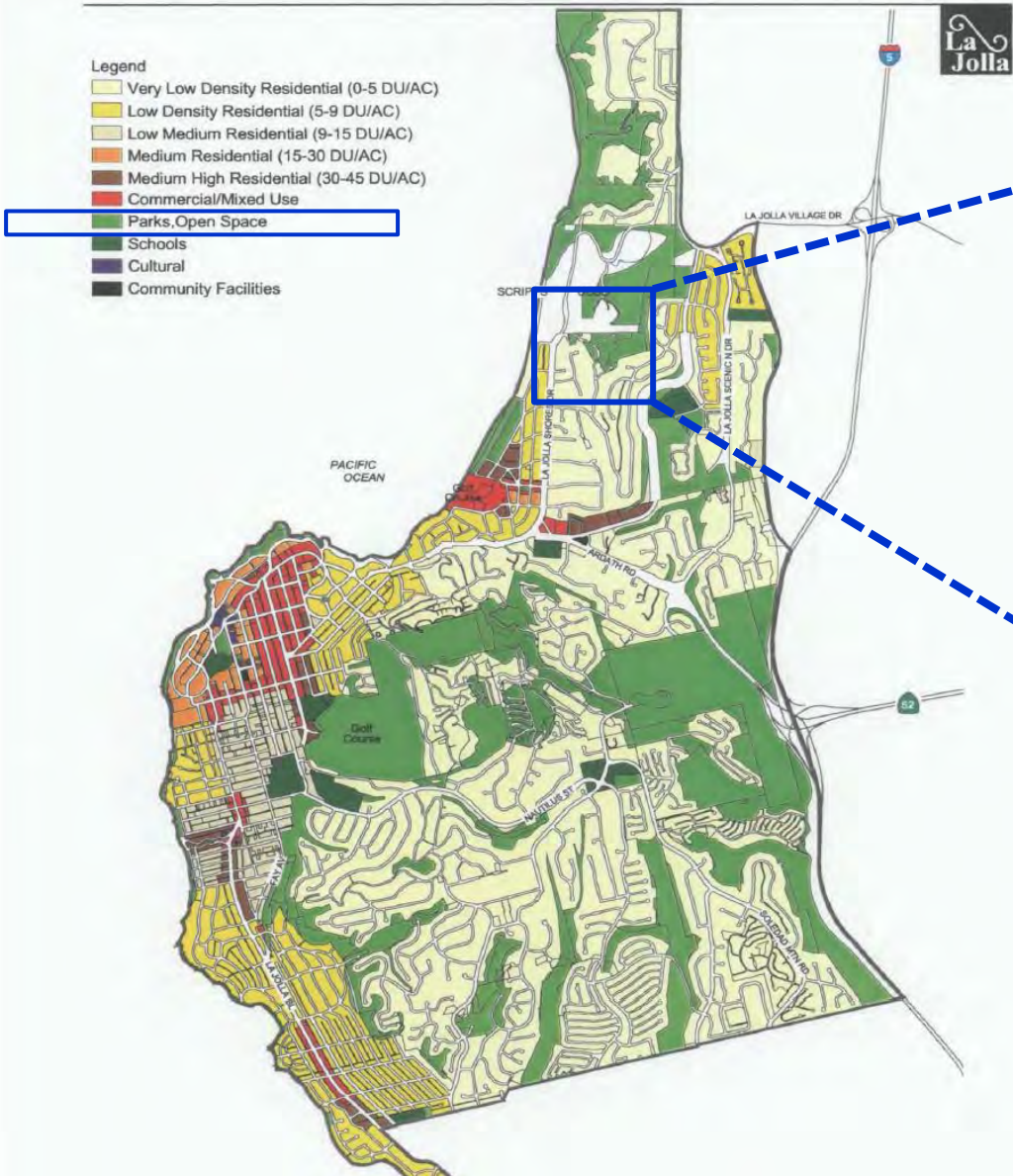
## Aerial Photo

PRJ-1126264: 2534 Ruelle Nice



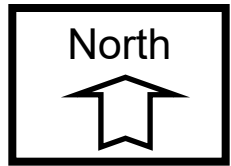
**Project Site**

- Legend
- Very Low Density Residential (0-5 DU/AC)
  - Low Density Residential (5-9 DU/AC)
  - Low Medium Residential (9-15 DU/AC)
  - Medium Residential (15-30 DU/AC)
  - Medium High Residential (30-45 DU/AC)
  - Commercial/Mixed Use
  - Parks, Open Space
  - Schools
  - Cultural
  - Community Facilities



# Land Use Map

PRJ-1126264: 2534 Ruelle Nice



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. PMT-3326014  
SITE DEVELOPMENT PERMIT NO. PMT-3326013  
**PRJ-1126264: 2534 RUETTE NICE**

RECITALS

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

A. BACMON LLC, a Delaware Limited Liability Company, Owner/Permittee, submitted an application to the City of San Diego for Coastal Development Permit No. PMT-3326014 and Site Development Permit No. PMT-3326013 to construct a new two-story, 5,115-square-foot single dwelling unit over a 4,201-square-foot basement level that includes a 1,882-square-foot garage and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 2534 Ruette Nice project (Project).

B. The 0.51-acre vacant site is located at 2534 Ruette Nice in the LJSPD-SF Zone (La Jolla Shores Planned District - Single Family), the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limit Overlay Zone, and the Very High Fire Severity Zone within the La Jolla Community Plan area. The project site is legally described as Lot 37, of Montoro, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8447 filed in the Office of the County Recorder of said San Diego County December 27, 1976.

C. On January 29, 2026, 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 15332 (a) (In-Fill Development Projects) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520.

D. On May 20, 2026, the Hearing Officer considered Coastal Development Permit No. PMT-3326014 and Site Development Permit No. PMT-3326013, 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 that it adopts the following findings with respect to Coastal Development Permit No. PMT-3326014 and Site Development Permit No. PMT-3326013.

**A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section (SDMC) Section 126.0708]**

**I. Findings for all Coastal Development Permits:**

- a. 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 approximately 0.4 miles east of the Pacific Ocean in a low-density residential neighborhood just south of the UCSD Birch Aquarium within the La Jolla Community Plan area (Community Plan). There is no public view or coastal access from the project site, as identified in the Community Plan. Ruelle Nice is also not identified as an intermittent or partial vista public vantage point in the Community Plan (Page 35).

The project complies with the community goals regarding public view preservation and enhancement since the project was designed to comply with the development standards of the La Jolla Shores Planned District Single Family Zone, including building height (28.4¼ feet) which does not exceed the 30-foot height limit, floor area ratio (.21) that does not exceed the maximum (.45) allowed, and lot coverage (19 percent) which does not exceed the maximum allowed (60 percent). No deviations or variances are required.

Based on a neighborhood survey prepared for the site, staff has also determined that the project is in general conformity with the surrounding residential neighborhood in terms of number of stories and structural setbacks, per SDMC Section 1510.0304(b)(4). Therefore, the project 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

project 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.

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

The project site is a previously graded vacant site surrounded by low density residential uses and open space to the west, east and south and the UCSD Birch Aquarium to the north. The project site does not contain any sensitive biological resources. The project site also does not contain and is not adjacent to the City's Multi-Habitat Planning Area. Staff has accepted a Biology Report prepared for the site that concluded that the project site is a previously graded residential lot that supports disturbed land on the house pad and some of the northern slope, and eucalyptus woodland along the northern and northeastern edges.

The project requires a brush management program due to proximity to highly flammable vegetation. Alternative compliance measures will be implemented as mitigation for reduced brush management zones. Since Zone One is reduced on Lot 37, a radiant heat wall will be provided at the interface of Zones One and Two. Openings along the brush side of the habitable structures plus a 10-foot perpendicular return along adjacent wall faces will be upgraded to dual-glazed, dual-tempered panes. A Zone One condition will also be maintained in the yard space between the radiant heat wall and the habitable structure.

The project was also determined to be exempt from CEQA pursuant to Section 15332 (a) (Infill Development) of the State CEQA Guidelines. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

**c. 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.**

The project complies with the development standards of the La Jolla Shores Planned District Single Family Zone (included in the City's certified Local Coastal Program), including building height (28.4¼ feet) which does not exceed the 30-foot height limit, floor area ratio (.21) that does not exceed the maximum (.45) allowed, and lot coverage (19 percent) which does not exceed the maximum allowed (60 percent). There are no deviations or variances required.

Based on a neighborhood survey prepared for the site, staff has determined that the project is in general conformity with the surrounding residential neighborhood in terms of number of stories and structural setbacks, per SDMC Section 1510.0304(b)(4). The project incorporates massing and varied floor levels which address bulk and scale. The project's modern Tuscan design also provides a complementary transition with the surrounding neighborhood. Design features include a variety of building materials such as Santa Barbara stucco, wood and stone finishes, red clay tile roofs and copper gutters where the roof is pitched.

The Community Plan designates the site and surrounding area as open space. Staff has determined that the project complies with Appendix L (Page 164) of the Community Plan, which addresses encroachment limitation standards and allowable development in open space. The project site is located within the Montoro Planned Residential Development (PRD), which was approved in 1973. The Montoro PRD consisted of 43 residential lots and an internal street system planned for the sensitive hillside areas of La Jolla Shores. Since approval of the Montoro PRD, larger homes have been constructed on a number of the lots, while others, such as the project site have remained undeveloped.

Staff has determined that the project complies with the Montoro PRD and with the Community Plan goal of protecting the environmentally sensitive resources of La Jolla's open areas including its coastal bluffs, sensitive steep hillside slopes, canyons, native plant life and wildlife habitat linkages (Page 29). The project is designed to not extend to any portion of the existing open space and stays within the existing development footprint. There is no public view or coastal access from the project site, as identified in the Community Plan. Ruelle Nice is also not identified as an intermittent or partial vista public vantage point in the Community Plan (Page 35). Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

- d. **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 not located between the nearest public road and the sea or the shoreline of any body of water. The project will be developed entirely within private property and will not adversely impact any public access or public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**

**1. Findings for all Site Development Permits:**

- a. **The proposed development will not adversely affect the applicable land use plan.**

The applicable land use plan includes the La Jolla Planned District Ordinance in the SDMC, the La Jolla Community Plan, and the Montoro Planned Residential Development (PRD). Staff has determined that the project is in general conformity with the surrounding residential neighborhood in terms of number of stories and structural setbacks, per SDMC Section 1510.0304(b)(4). The project incorporates massing and varied floor levels which address bulk and scale. The project's modern Tuscan design also provides for a complementary transition with the surrounding

neighborhood. Design features include a variety of building materials such as Santa Barbara stucco, wood and stone finishes, red clay tile roofs and copper gutters where the roof is pitched.

The Community Plan designates the site and surrounding area as open space. Staff has determined that the project complies with Appendix L (Page 164) of the Community Plan which addresses encroachment limitation standards and allowable development in open space. The project site is located within the Montoro PRD, which was approved in 1973. The Montoro PRD consisted of 43 residential lots and an internal street system planned for sensitive hillside areas of La Jolla Shores. Since approval of the Montoro PRD, larger homes have been constructed on a number of the lots while others, such as the project site have remained undeveloped.

Staff has determined that the project complies with the Montoro PRD and with the Community Plan goal of protecting the environmentally sensitive resources of La Jolla's open areas including its coastal bluffs, sensitive steep hillside slopes, canyons, native plant life and wildlife habitat linkages (Page 29). The project is designed to not extend to any portion of the existing open space and stays within the existing development footprint. There is no public view or coastal access from the project site, as identified in the Community Plan. Ruelle Nice is also not identified as an intermittent or partial vista public vantage point in the Community Plan (Page 35). Therefore, the proposed development will not adversely affect the applicable land use plan.

**b. The proposed development will not be detrimental to the public health, safety and welfare.**

The project site is located on a previously graded vacant site surrounded by low-density residential uses and open space to the east, west and south and the UCSD Birch Aquarium to the north. Staff has accepted a geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions. The project site sits on underlain artificial fill and contains no natural steep slopes.

The project will require a brush management program due to proximity to highly flammable vegetation. Alternative compliance measures will be implemented as mitigation for reduced brush management zones. Since Zone One is reduced on Lot 37, a radiant heat wall will be provided at the interface of Zones One and Two. Openings along the brush side of the habitable structures plus a 10-foot perpendicular return along adjacent wall faces will be upgraded to dual-glazed, dual-tempered panes. A Zone One condition will also be maintained in the yard space between the radiant heat wall and the habitable structure.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. The permit includes requirements that address storm water and runoff, landscaping and maintenance, brush management, private

water and sewer facilities, and lighting and parking. Therefore, the project will not be detrimental to the public, health, safety, and welfare.

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

The project complies with the development standards of the La Jolla Shores Planned District Single Family Zone, including building height (28.4¼ feet) which does not exceed the 30-foot height limit, floor area ratio (.21) that does not exceed the maximum (.45) allowed, and lot coverage (19 percent) which does not exceed the maximum allowed (60 percent). There are no deviations or variances required.

Based on a neighborhood survey prepared for the site, staff has determined that the project is in general conformity with the surrounding residential neighborhood in terms of number of stories and structural setbacks, per SDMC Section 1510.0304(b)(4). The project incorporates massing and varied floor levels which address bulk and scale. The project's modern Tuscan design also provides for a complementary transition with the surrounding neighborhood. Design features include a variety of building materials such as Santa Barbara stucco, wood and stone finishes, red clay tile roofs and copper gutters where the roof is pitched. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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 No. PMT-3326014 and Site Development Permit No. PMT-3326013 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit No. PMT-3326014 and Site Development Permit No. PMT-3326013, a copy of which is attached to and made a part of this Resolution by this reference.

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Xavier Del Valle  
Development Project Manager  
Development Services

Adopted on May 20, 2026  
IO# 24010058

**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: 24010058

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3326014  
SITE DEVELOPMENT PERMIT NO. PMT-3326013  
**PRJ-1126264: 2534 RUETTE NICE**  
HEARING OFFICER

This Coastal Development Permit No. PMT-3326014 and Site Development Permit No. PMT-3326013 is granted by the Hearing Officer of the City of San Diego to BACMON LLC, a Delaware Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702 and SDMC Section 126.0502. The 0.51-acre vacant site is located at 2534 Ruelle Nice in the LJSPD-SF Zone (La Jolla Shores Planned District - Single Family), the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limit Overlay Zone, and the Very High Fire Severity Zone within the La Jolla Community Plan Area. The project site is legally described as: Lot 37, of Montoro, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8447 filed in the Office of the County Recorder of said San Diego County December 27, 1976.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a new two-story, single dwelling unit over basement level described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 20, 2026, on file in the Development Services Department.

The project shall include:

- a. Construction of a new two-story, 5,115-square-foot single dwelling unit over a 4,201-square-foot basement level that includes an 1,882-square-foot garage; and
- b. 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 June 5, 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. Prior to the issuance of any building permits, the Owner/Permittee shall provide access to the existing public utilities easement, satisfactory to the City Engineer.

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

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

14. The project proposes to export 1,755 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.

15. The drainage system proposed for this development as shown on the site plan is private and subject to approval by the City Engineer.
16. Prior to the issuance of any construction permits, 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.
17. 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 Stormwater Standards Manual.
18. Development of this project shall comply with all stormwater construction requirements of the current version of the City of San Diego Stormwater Standards Manual.

**LANDSCAPE REQUIREMENTS:**

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 the approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards.
20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements as shown on the approved plans, including in the public 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 landscaping 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.
21. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) as shown on the approved construction document plans is damaged or removed, the landscaping shall be repaired and/or replaced in kind and in an equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

**BRUSH MANAGEMENT REQUIREMENTS:**

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

22. The Brush Management Program shall be based on a standard Zone One of 35 feet in width and a Zone Two of 65 feet in width extending out from the structure towards the native/naturalized vegetation, consistent with SDMC Section 142.0412. Zone One shall range from 10 feet to 18 feet in width with no Zone Two on site.

23. Alternative Compliance: Where Zone One is reduced on Lot 37, a radiant heat wall shall be provided at the interface of Zones One and Two. Openings along the brush side of the habitable structures plus a 10-foot perpendicular return along adjacent wall faces shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones. A Zone One condition shall be maintained in the yard space between the radiant heat wall and the habitable structure.
24. Prior to issuance of any grading permits, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."
25. Prior to issuance of any building permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego Landscape Regulations and the Landscape Standards.
26. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated and/or Type IV heavy timber construction may be approved within the designated Zone One area, subject to the City's Fire Marshal approval.
27. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego Landscape Standards.

**PLANNING/DESIGN REQUIREMENTS:**

28. The automobile 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.
29. 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.
30. 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.

**WATER & SEWER DEVELOPMENT REQUIREMENTS:**

31. All proposed private water and sewer facilities located within a single lot shall be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

32. Prior to the issuance of any construction permits for a building, the Owner/Permittee shall assure by permit and bond the design and construction of new water and sewer services outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

33. Prior to the issuance of any construction permits for a building, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private Backflow Prevention Devices (BFPDs) on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer.

34. The Owner/Permittee shall be responsible for any damage caused to the City of San Diego water and sewer facilities within the vicinity of the project site due to the construction activities associated with this project in accordance with SDMC Section 142.0607. Should such damage occur, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility, in a manner satisfactory to the Public Utilities Department and the City Engineer.

35. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

36. No trees or shrubs exceeding three (3) feet in height at maturity shall be installed within ten (10) feet of any sewer facilities and five (5) feet of any water facilities.

**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 May 20, 2026, and [Approved Resolution Number].

**Attachment 5**

Coastal Development Permit No. PMT-3326014  
Site Development Permit No. PMT-3326013  
Date of Approval: May 20, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Xavier Del Valle  
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.

**BACMON LLC,  
OWNER/PERMITTEE**

By \_\_\_\_\_  
Marcia Cobe, Owner

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 29, 2026

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No.24010058

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**PROJECT NAME / NUMBER:** 2534 Ruelle Nice Single Family Residence /1126264

**COMMUNITY PLAN AREA:** La Jolla

**COUNCIL DISTRICT:** 1

**LOCATION:** 2534 Ruelle Nice, San Diego, CA 92037

**PROJECT DESCRIPTION:** Coastal Development Permit (CDP) and Site Development Permit (SDP) for the construction of a two-story, 9,874 square-foot single-family residence consisting of a 5,817 square foot single-family dwelling unit over a 4,057 square-foot basement, including a 1,852-square-foot garage. The project also includes retaining walls, a spa and associated landscaping 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, Coastal Height Limit Overlay Zone and Very High Fire Severity Overlay Zone within the La Jolla Community Plan area and Council District 1.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego, Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15322 (a) (In-Fill Development Projects).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15332 (a) (In-Fill Development Projects). Section 15332 allows for construction of projects that are consistent with the applicable general plan designation, zoning designation and regulations, located on a site less than 5-acres in size within city limits surrounded by urban uses, contains no sensitive biological resources, would not result in significant impacts relating to traffic, noise, air quality, or water quality and can be served by all required utilities and public services and where the exceptions listed in Section 15300.2 would not apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**DEVELOPMENT PROJECT MANAGER:**

Karen Bucey

**MAILING ADDRESS:**

7650 Mission Valley Road, MS DSD-1A, San Diego, 92108

**PHONE NUMBER / EMAIL:**

619 446-5049/ [kbucey@sandiego.gov](mailto:kbucey@sandiego.gov)

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On January 29, 2026 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within 10 business days from the date of the posting of this Notice (February 12, 2026). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
  
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

<p><b>POSTED ON THE CITY'S CEQA WEBSITE</b></p> <p><b>POSTED:</b> <u>1/29/26</u></p> <p><b>REMOVED:</b> <u>2/12/26</u></p> <p><b>POSTED BY:</b> <u>Myra Lee</u></p>
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# LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

## MEETING MINUTES FROM:

WEDNESDAY, March 18, 2026

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:02 a.m.

Item 2: ROLL CALL

**Members Present:** Jane Potter – Chair, Herbert Lazerow, Sherri Lightner, Kathleen Neil, Suzanne Weissman, and Philip Wise.

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

Item 3: APPROVAL OF THE AGENDA

Board Member Lightner moves to review *Item 10: PRJ-1087614 – 2734 Bordeaux Ave (ACTION ITEM)* ahead of *Item 8: PRJ-1140750 – 2486 Vallecitos Court (ACTION ITEM)*.

Motion to approve the modified agenda by Chair Potter, seconded by Board Member Lightner. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from February 18, 2026.

Motion to approve the minutes with changes by Chair Potter, seconded by Board Member Lightner. Minutes approved 5-0-1.

Item 5: BOARD MEMBER COMMENT

Board Member Lightner brought to the Board's attention that the Board unanimously denied a project on Woodford Drive in October which is scheduled for the Hearing Officer Hearing next Wednesday. So far the hearing officer's report is unavailable, but the Hearing Notice gave a project description that indicates no changes were made.

Item 6: STAFF LIAISON COMMENT

No staff comment was provided.

Item 7: NON-AGENDA PUBLIC COMMENT  
No public comment was provided.

Item 10: **PRJ-1087614 – 2734 Bordeaux Ave (ACTION ITEM)**

Proposed 1,110.5 SF (gross floor area) detached single-story ADU over basement with green roof, accessory to existing single-family home. Site improvements include on-grade path, landscape, drainage features, and grading. The applicant is seeking a recommendation for approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Patrick Vercio of Island Architects presented the request.

**Public Comment:**

Holly Given, 2783 Bordeaux Ave, represents the La Jolla Highlands Unit #2 Architectural Committee. The Committee encompasses 51 properties with deed restrictions and includes an independent review process for their homes. The home of the applicant is included in the Committee's purview. Given noted that the applicant did not include correspondence between the applicant, the property owner, and neighbors dating back to 2023. She also noted that the Committee considers property owners' rights in its review of projects. The architect presented Plan C to the Committee after Plan B was not approved by the City. The new plan places the structure within five feet of the north property line and includes a buried basement. The site is elevated and not flat. Given states that the Committee is not opposed to progress, noting that the neighborhood already includes modern and two-story homes. However, it is concerned about how far the building should extend. Expanding 20–30 feet further into the canyon could set a precedent for other homes to do the same.

Elaine Schneider, 2758 Bordeaux Ave, stated that her children grew up playing in the canyon and have a strong personal attachment to it. She opposed constructing a structure deep within the canyon. Concerns were raised about impacts to wildlife, including migrating painted lady butterflies, dragonflies, bobcats, cottontails, owls, coyotes, and fox kits. Schneider emphasized the potential harm from construction and urged protecting the canyon and its wildlife.

Maureen Matthews Brown, Kilbourne Drive, stated she regularly walks through the canyon (3–4 times per week) and values its accessibility. She expressed concern that the proposed development does not blend with the surrounding environment. Brown referenced prior nearby construction and emphasized the importance of working collaboratively with neighbors. She also noted the presence of wildlife, including a family of red foxes.

Emma Farley, 2742 Bordeaux Ave, stated that during a recent renovation of her property, she remained within the original footprint to protect the canyon. She noted that the project site still has room to expand the lot without encroaching on the canyon. Farley also noted that of the three proposed project versions, two were deemed infeasible due to site constraints.

Stephanie Smith, on behalf of Grid Legal (representing Farley), stated that while ADUs may have protections, they must comply with coastal and environmentally sensitive land regulations. She opposed canyon encroachment where feasible alternatives exist and noted that such alternatives were identified. She also cited an unrecorded conservation easement and discrepancies in the map. Concerns were raised regarding potential encroachment into a neighbor's fire-clearance area and the need for further canyon analysis. Smith requested consideration of public views from nearby trails.

**Board Comment included:**

- Commendation for a thorough biological analysis
- Concern about effects on neighborhood character, §1510.0304
- Concern regarding the lack of alignment with the La Jolla Shores Design Manual and Single-Family Zone setback regulations
- Concern that the project's ADU extends further down the canyon than other homes with reference to preserve and enhance the natural environment and any existing aesthetic qualities of the site [the abutting canyon], §1510.0301
- Note that at least 10 opposition letters were submitted regarding the project
- Note that covenant, condition, and restriction violations may not affect the board, but are relevant to neighbors and could lead to lawsuits.
- Concern regarding the easement created in 2001 and whether it is in effect
- Note that the permit references MNDR and the biology report, and shared concern that the easement was not recorded prior to grading permit
- Concern over the lack of existing slope calculations in the project presentation because the ADU is proposed on steep slope (~60%)

**Board Motion:** The LJSPDAB moved to recommend denial of the project for a Site Development Permit and a Coastal Development Permit. Motion made by Board Member Neil, seconded by Board Member Lightner. Motion approved 6-0-0.

Item 8: **PRJ-1140750 – 2486 Vallecitos Court (ACTION ITEM)**

Proposed remodel to an existing 2 story, 4,905 SF, 5 bed, 4 bath residence resulting in a 2 story, 6,769 SF, 6 bed, 6.5 bath residence over a 3,610 SF basement. Also proposed is a 701 SF accessory gym structure and a new 2 story, 1,096 SF ADU. The applicant is seeking a recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Claude Anthony Marengo of Marengo Morton Architects, Inc. presented the item.

**Public Comment:**

No public comment was provided.

**Board Comment included:**

- Commendation on the design of the home
- Confirmation that the project does not exceed the 30ft height limit of the existing home
- Confirmation that the main deck over the garage is not a roof deck
- Note that once the project is complete, there will be three accessory structures on the property

**Board Motion:** The LJSPDAB moved to recommend the project, as presented, for a Site Development Permit and a Coastal Development Permit. Motion made by Board Member Lazerow, seconded by Chair Potter. Motion approved 6-0-0.

Item 9: **PRJ-1126264 – 2534 Ruelle Nice (ACTION ITEM)**

Construction of a new 4,868 SF single-family residence, two-story dwelling unit over a subterranean basement with garage, spa site retaining walls, and additional site improvements. The applicant is seeking a recommendation for approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP).

Spencer Miller of Island Architects presented the item.

**Public Comment:**

No public comment was provided.

**Board Comment included:**

- Support for planting trees to assist with massing
- Concern regarding public views of the property from the beach
- Note that the project is below maximum FAR
- Concern regarding excavation of the site
- Suggestion to have a traffic control plan to implement during construction
- Commendation that the project blends in with the character of the neighborhood

**Board Motion:** The LJSPDAB moved to recommend the project, as presented, for a Site Development Permit and a Coastal Development Permit. Motion made by Board Member Weissman, seconded by Board Member Lazerow. Motion approved 6-0-0.

Item 11: ADJOURNMENT

Next meeting: Wednesday, April 15, 2026. The meeting concluded at 12:03 p.m.

Page 3	City of San Diego · Information Bulletin 620		August 2018
	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<b>Community Planning Committee Distribution Form</b>
Project Name: 2534 Ruet Nice		Project Number: 1126264	
Community: La Jolla			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: April 02, 2026
# of Members Yes 11	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: ADRIAN FERAL			
TITLE: SECRETARY		DATE: April 26, 2026	

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

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

DS-5620 (08-18) ONLINE FORM



# 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:** LOT 37 RUE TTE NICE **Project No. For City Use Only:** \_\_\_\_\_

**Project Location/Address/Accessor's Parcel Number:**  
2534 RUE TTE NICE LA JOLLA, CA 92037 /APN: 346-832-01-00

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

- Individual     Partnership     Corporation     Limited Liability -or-     General - What State? \_\_\_\_\_
- 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.

**Property Owner/Authorized Agent**  
(Per )

- Owner
- Authorized Agent
- Member
- Trustee
- Tenant/Lessee
- Successor Agency
- City of San Diego/Asset Management Department\*

Name of Individual: BACMON LLL

On behalf of:

Street Address: 7650 GIRARD AVE, STE 300

City: LA JOLLA

State: CA

Zip: 92037

Phone Number:

Email:

858-291-8077

ROCIO@sertacapital.com

Signature:

*[Handwritten Signature]*

Date:

11/25/2024

Additional pages attached:  Yes  No

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

**Applicant**  Check if Same as Property Owner/Authorized Agent  
(Per )

- Owner
- Authorized Agent
- Member
- Trustee
- Tenant/Lessee
- Successor Agency

Name of Individual: SPENCER MILLER

On behalf of:

Street Address: 7629 HERSCHEL AVE.

City: LA JOLLA

State: CA

Zip: 92037

Phone Number:

Email:

858-869-2830

SMILLER@ISLANDARCH.COM

Signature:

*[Handwritten Signature]*

Date:

09/09/2024

Additional pages attached:  Yes  No

**Other Financially Interested Persons**  Check if N/A

- Owner
- Authorized Agent
- Member
- Trustee
- Tenant/Lessee
- Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached:  Yes  No

Visit our web site: [sandiego.gov/DSD](http://sandiego.gov/DSD).

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