



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: May 13, 2026 REPORT NO. HO-26-029

HEARING DATE: May 20, 2026

SUBJECT: 2534 Ruelle Nice, Process Three Decision

PROJECT NUMBER: [PRJ-1126264](#)

OWNER/APPLICANT: Bacmon LLC, Owners / Island Architects, Applicant

### SUMMARY:

Issue: Should the Hearing Officer approve the construction of 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 on a 0.51-acre vacant site at 2534 Ruelle Nice within the La Jolla Community Plan area?

Proposed Actions: Approve Coastal Development Permit No. PMT-3326014 and Site Development Permit No. PMT-3326013.

Fiscal Considerations: All costs associated with this action are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project consists of constructing a new two-story, single dwelling unit on a vacant graded site.

Community Planning Group Recommendations: On March 18, 2026, the La Jolla Shores Planned District Advisory Board voted 6-0-0 to approve the project without conditions (Attachment 7).

On April 2, 2026, the La Jolla Community Planning Association voted 11-0-1 to approve the project without conditions (Attachment 8).

Environmental Review: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (a) (In-Fill Development Projects). The environmental determination for the project was made on January 29, 2026, and the opportunity to appeal that determination ended February 12, 2026. There were no appeals to the environmental determination (Attachment 6).

## BACKGROUND

The 0.51-acre 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 a previously graded vacant site that is surrounded by low-density residential uses and open space to the east, west and south and the UCSD Birch Aquarium to the north (Attachments 1-3).

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 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. 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.

## DISCUSSION

The proposed project consists of the construction of 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 (Attachment 10 – Project Plans). 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). No deviations or variances are 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](#) of the Community Plan which addresses encroachment limitation standards and allowable development in open space. The project also complies 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. 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.

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 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 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 project permit includes requirements that address storm water and runoff, landscaping and maintenance, brush management, private water and sewer facilities, and lighting and parking.

#### Required Actions

A Process 3 Site Development Permit is required for a major project located within the La Jolla Shores Planned District, per SDMC Section [1510.0201\(d\)](#). A Process 2 Coastal Development Permit is also required for projects in the non-appealable area of the Coastal Overlay Zone, per SDMC Section [126.0707\(a\)](#). The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103](#). Therefore, the decision to approve, conditionally approve, or deny the project shall be made by the Hearing Officer, and the decision is appealable to the Planning Commission.

#### Conclusion:

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration. Staff recommends approval of this item.

#### ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3326014 and Site Development Permit No. PMT-3326013, with modifications.
2. Deny Coastal Development Permit No. PMT-3326014 and Site Development Permit No. PMT-3326013, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Xavier Del Valle, Development Project Manager

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Notice of Right to Appeal (NORA)
7. La Jolla Shores Planned District Advisory Board Recommendation
8. La Jolla Community Planning Association Recommendation
9. Ownership Disclosure Statement
10. Project Plans