

San Diego Hearing Officer Meeting

PRJ-1126264: 2534 Ruelle Nice

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Development Services Department

2534 Ruelle Nice
PRJ-1126264

Item # 3

Hearing Officer

May 20, 2026

Address

2534 Ruelle Nice

Zone

LJSPD-SF Zone

Community Plan

La Jolla

Land Use

Open Space



Project Area:
0.51 acres

Adjacent Uses:

- Residential: south, east, and west
- UCSD Birch Aquarium: north

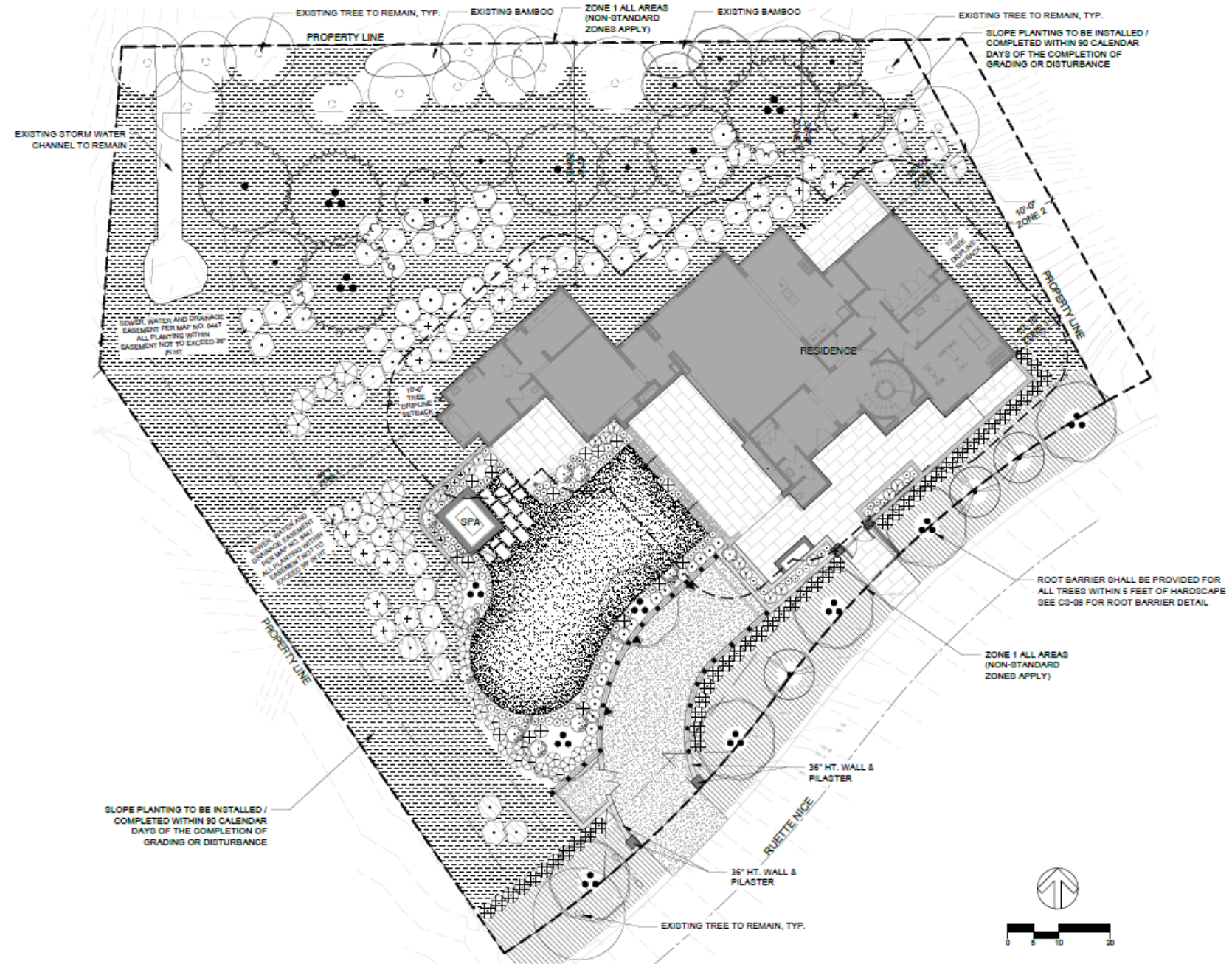


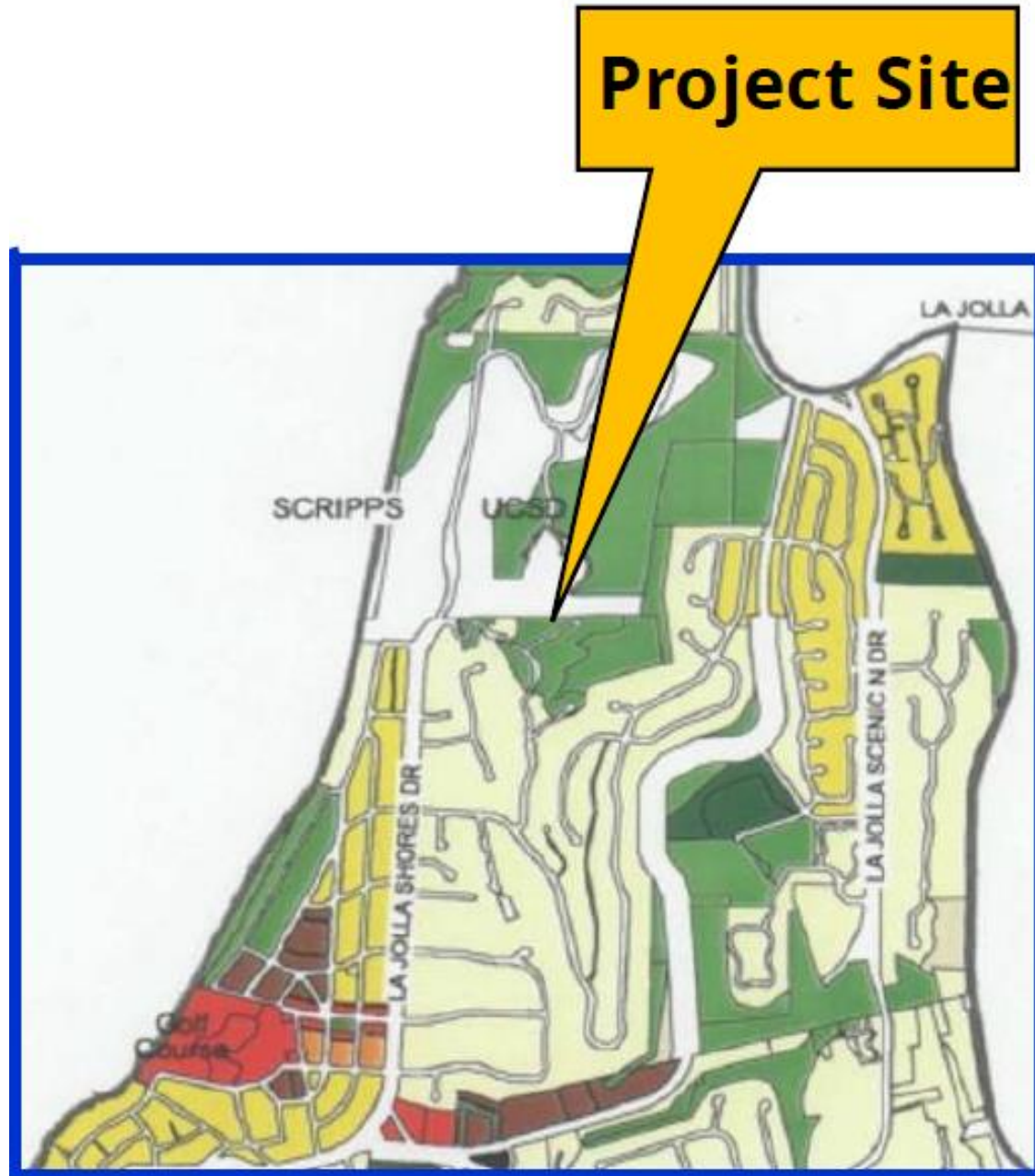
Required Approvals

- Process 2 Coastal Development Permit: projects in the non-appealable area of the Coastal Overlay Zone.
- Process 3 Site Development Permit: major project in the La Jolla Shores Planned District.
- The discretionary actions have been consolidated, per the Consolidation of Processing regulations.
- Hearing Officer decision; appealable to the Planning Commission.

Project Scope

- Construct a 2-story, 5,115-sf single dwelling unit.
- Includes 4,201-sf basement level; 1,882-sf garage.
- Site improvements.





- Complies with [Appendix L](#) of the Community Plan.
- Addresses encroachment limitation standards in open space.
- Project does not extend to any portion of the open space and stays within the existing footprint.

Project Permit

Contains requirements to ensure Code compliance, includes addressing:

- Stormwater and runoff
- Landscaping and maintenance
- Brush management
- Private water and sewer facilities
- Lighting and parking

Environmental Determination

- Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (a), In-Fill Development Projects.
- Environmental determination: made on January 29, 2026; opportunity to appeal determination ended February 12, 2026; no appeals to the environmental determination.

Community Planning Group Recommendations

- March 18, 2026: the La Jolla Shores Planned District Advisory Board voted 6-0-0 to approve the project without conditions.
- April 2, 2026: the La Jolla Community Planning Association voted 11-0-1 to approve the project without conditions.

Staff Recommendation

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

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