



La Jolla Planned District Ordinance Committee
[La Jolla Community Planning Association](#)

Meeting La Jolla Planned District Ordinance

October 9, 2023 4 pm

The Bishop's School – Manchester Board Room
7607 La Jolla Blvd., Room 2, La Jolla, CA 92037

Applicants:

- Please email your project information (eg: submitted plan set and latest cycle issues and assessment letter) to the PDO Chair (dmarengo@marengomortonarchitects.com) no later than **24 hours before the meeting.**
- Presentation materials for the meeting should also include materials board and/or color renderings, aerial photo and neighborhood context exhibits showing the proposed renderings or site plan in context.
- Easels should be made available on-site. It is recommended you bring some foam board to attach your drawings for presentation.
- Please check <http://www.lajollacpa.org> **72 hours prior to meeting**, meeting may be canceled if no projects are on the agenda.
- **Join LJCPA, become a member, sign up here:** <https://lajollacpa.org/membership-application/>

Please email questions to info@lajollacpa.org view PDO Agendas & MInutes at www.lajollacpa.org

1. Welcome & Call to Order (Deborah Marengo, PDO Chair):

2. Non-Agenda Public Comment (2 minutes maximum.):

3. Agenda:

a. Project Name: 7777
Address: 7777 Girard Avenue La Jolla, CA 92037
Project Number: PRJ-1094657
PDO Zone: La Jolla Planned District Zone 1
Applicant: La Jolla MJ Management Co.
Agent: Clayton Madrid, MW Steele Group Inc.
City Project Manager: Andrew Murillo
 Development Project Manager
Date of App Notice: N/A

Scope of Work:

The existing two-story building to be demolished and replaced with a new two-story mixed-use building. At ground level there will be commercial use along the two street frontages, and residential garages both subterranean and directly off the alley. The second floor will be residential use of one story with mezzanines.

Site area	21,000 SF
Below grade area	10,500 SF - parking and storage
Ground Level	20,650 SF - commercial, services and parking
Second Level	19,050 SF - 15 apartments with mezzanines
Total area -	39,700 SF
FAR	1.9 one affordable unit allows deviation from 1.7 PDO limit.

Project Presentation <https://mwsteele.egnyte.com/dl/OuA8cYvR1g>

4. Review & Approve Previous Minutes:

5. Chair Report & Board Discussion:

Discussion on ways to proceed with LJPDO update. The LICPA has used a webpage to gather comments for their bylaws update which will be explained as a possible tool to assist with the process

6. Recommendations to CPA Committee:

No Applicants submitted

7. New Business:

8. Adjourn til next meeting:

November 13, 2023 4 pm

<https://lajollacpa.org/city/ljpdo.pdf>