



La Jolla Planned District Ordinance Committee  
La Jolla Community Planning Association  
Meeting La Jolla Planned District Ordinance  
**MEETING MINUTES**

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](mailto: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](mailto:info@lajollacpa.org) view PDO Agendas & Minutes at [www.lajollacpa.org](http://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.

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

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

PROJECT PRESENTED BY ARCHITECT MARK STEELE. THE COMMITTEE SUPPORTS THE PROJECT AND WOULD BE A GREAT ADDITION TO THE VILLAGE

MOTION TO APPROVE THE PROJECT AS PRESENTED

MAKER: FOTSCH/PODWAY VOTE: 6-0-0

**4. Review & Approve Previous Minutes:****5. Chair Report & Board Discussion:**

Discussion on ways to proceed with LJPDO update. The LJCPA 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>