

Subject: RE: PDO Meeting Notes 10/14/2024
From: Deborah Marengo <Deborah@m2a.io>
Date: 10/17/2024, 1:20 PM
To: Bill Podway <bpodway@aol.com>, Greg Jackson <gaj.ljcpa@gmail.com>

Thanks Bill

Greg please see minutes below

From: Bill Podway <bpodway@aol.com>
Sent: Thursday, October 17, 2024 12:55 PM
To: Deborah Marengo <Deborah@m2a.io>
Subject: PDO Meeting Notes 10/14/2024

PDO Meeting Notes 10/14/2024:

The meeting was brought to order by chair Deborah Marengo at 4:00 PM.

Attendants: Deborah Marengo (Chair), Joe Terry (BRCC), Bill Podway (LJVMA) and Mary Soriano (LJTC).

Non-Agenda Public Comments:

1. Mary Soriano: 909 Prospect Building. The Building is not ADA-compliant because the escalator to the second floor is not in service. Note: An elevator in the rear of the building serves all floors.
2. The building's owners are concerned that offices are being converted to Apartments and Air B and Bs.
Claude Marengo stated that the conversion is not permitted.
3. Deborah Marengo: Modifications to PDO: Deborah Marengo and a committee are working on updating PDO requirements. The committee is not looking at modifications to Zone 4.
4. Mark Bucan: Presented a survey that had 3 yes votes in favor of traditional facades vs contemporary facades along La Jolla Boulevard business district.

Agenda Items:

Project #1: 6794 La Jolla Blvd - Custom Residence.
PRJ - 1107307.
PDO Zone - LJPD-4
Applicant / Agent: C.A. Marengo / Marengo Morton Architects Inc.
City Project Manager: Francisco Mendoza (Pancho)

Scope of work: 6794 La Jolla Boulevard (0.1544-acre parcel within the La Jolla Planned District Zone 4 of the La Jolla Community Plan area. The project is within the Coastal Non-appealable

Overlay, Coastal Height Limitation Overlay, Parking Impact Overlay, and Transit Area Overlay/
Transit Priority Area.

The project is a Zig Zag building on Bonaire. The proposal is to fill a vacant lot and build a one tenant residence above the dental office.

Deviation: Special Use permit - 5' dedicated back to the City, currently a 10' alley, Currently 17'6" down view side.

New: 0' lot line.

Parking: Kept 4 compact spaces and will add 2 new spaces for a residential unit, including an elevator and stairs to the courtyard on the third floor.

Third floor is 21'11" from the front of the building.

Two parking spaces in front of the garage.

Project is 7' taller than the adjacent building. The project is 29' 6" at its highest point, below the 30' coastal maximum height.

Ocean view is protected .

Applicant is applying for a Hardship / Special Use Permit .

Special Use permit has been in effect since 1984 PDO.

Garage is open on 2 sides for 70% ventilation. 180 square feet enclosed area in the garage for the enclosed elevator and stairs.

FAR: meets requirements of 1.5 allowed with mixed-use bonus density.

3501 square feet of the project is landscaped and the front is vegetated.

Approved Unanimously: Deborah Marengo recused herself. Joe Terry, Motion to approve, Mary Soriano seconded the motion. Bill Podway - in favor. 159.0210

Project # 2 Name: Julyette Paris Rebrand to Beauty Undefined

Address: 7854 Girard Avenue

PDO zone: LJPD-1

Applicant Beauty Undefined Stores, Inc

Agent: Diana Cortes

Scope of Work: Removal of existing sign and change of the copy of a front wall sign located at 7854 Girard Avenue.

New sign will be the same size, (75" wide by 40" high) and of the same material.

Presenting: Katia Turnichet.

Approved Unanimously: Mary Soriano- Motion to Approve, Second by Bill Podway. Joe Terry and Deborah Marengo all in favor.

Project # 3 Name: Omega

Address: 1111 Prospect Street

PDO Zone: LJPD-1

Applicant: Omega - Vahid Moradi

Agent: Deborah Marengo / Marengo Morton Architects

Scope of Work : Neighborhood Use Permit for the Addition of an Omega Watch Projecting sign.

Projecting sign will be placed 9' above the sidewalk and 28" out from the storefront wall.

Sign is 20" in diameter, double sided, lit and depicts an Omega Sea Master Watch Face.

The sign weighs 38 kilograms (83.776 pounds).

Approved Unanimously: Deborah Marengo recused herself. Joe Terry-Motion to Approve, Mary Soriano-seconded the motion. Bill Podway -in favor.

New Business:

Joe Terry asked if revisions to the PDO were being reviewed by the LJCPA and Greg Jackson.

Adjourn to Next Meeting: November 11, 2024 at 4 pm.

Notes prepared by Bill Podway.