



La Jolla Planned District Ordinance Committee

La Jolla Community Planning Association

Meeting La Jolla Planned District Ordinance

MEETING MINUTES

June 9, 2025 at 4 pm

The La Jolla Rec Center

615 Prospect Street., 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:

Project Name:

Orli Hotel

Address:

484 Prospect St

Project Number:

PRJ-1128559

PDO Zone: **LJPD-5**

Applicant: **C.A. Marengo / Marengo Morton Architects Inc.**

Agent: **C.A. Marengo / Marengo Morton Architects Inc.**

City Project Manager: **Veronica Davis**

Date of App Notice: **4/28/25**

Scope of Work:

Coastal Development Permit and Special Use Permit for the reuse of a heritage structure and conversion of an existing 16,683 square-foot single-dwelling unit to a commercial 20-room hotel with interior remodel located at 484 Prospect Street. The 0.28-acre site is in the La Jolla Planned District-5A Base Zone, Coastal (Non-Appealable and Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. This development is within Coastal Overlay zone (Non-Appealable and Appealable) and the application was filed on January 7, 2025.

Meeting Called to order 4:03 pm

Attendance: Deborah Marengo, Chair, John Shannon, Andy Fotsch, Mary Soreano, Bill Podway, Joe Terry

Public Comment : None

Deborah Marengo recused as chair. Andy Fotsch presided as chair for the applicant

Applicant presented 484 Prospect for determination of a heritage structure to allow a 10 bedroom residential building to be converted into 20 room hotel with the addition of a bulb out on the corner with streetscape improvements and three valet parking spaces.

No exterior improvements to the building other than paint.

Convert 10 bedrooms to 20 room hotel – 19room 1 residence

The 1 residence will be a 30-day rental

Special Use Permit: Heritage Structure HRB to qualify

Garage to ADA parking

Bulb out at intersection to create valet location, greater pedestrian safety

HOA boardmember of adjacent building concerns

Guests not entering through easement
 Valet better controlled parking
 Controlled professional hospitality

Applicant

Heritage Permit keeping with in but doesn't qualify for historic; culture preserved
 Valet will prevent no self-parking and keep quest from using the easement

Neighbors

Asking if other apartment buildings had concerns

Haven't heard anything

2-hour parking considered

Will be present to TNT next

Can the valet be bonded and insured

Orli currently uses Ace Parking

Sprinklers in the building

Currently not required

Timeline for construction

Unknown

View Corridor arguing against any street trees

Garage doors open during business hours

What signage is requested

Determination can be made for the property to have heritage status and for the use to change from a single family to a 20 room hotel along with the presented streetscape improvements for a bulbout

Motion: Maker/Second Terry/Podway Vote: 5-0-1 Marengo recused