

Subject: LJPDO
From: Deborah Marengo <Deborah@m2a.io>
Date: 08/10/2026, 6:36 PM
To: Greg Jackson <gaj.ljcpa@gmail.com>

Committee members present Deborah Marengo, Chair, Mary Soriano, Jessica Chepovsky, Sandra Acra, Joe Parker, John Shannon

Project Name: **The Spot, Streetary**
Address: **1005 Prospect Street, La Jolla CA 92037**
Project Number: **PRJ-1152152**
PDO Zone: **LJPD-1**
Applicant: **Mike Farrell: Business Owner; Steven Enoch, TAB Mount Corp.: Property Owner**
Agent: **Hilary Lowe, Architect**
City Project Manager: **May Rollin**
 (619) 446-5432
Date of App Notice: **07.31.2026**

Motion: Maker/Second Parker/Chepovsky unanimous
 Does not conform to the PDO since it does not meet the parking requirements of two spaces mandated by the coastal overlay zone

Comments - The majority wanted to approve it with a waiver on the parking since the spot has been in LJ in the same location since 1976, but they could not agree on how to do that.

Project Name: **THE PEARL MIXED-USE**
Address: **941-945 PEARL STREET, LA JOLLA, CA 92037**
Project Number: **PRJ-1134165**
PDO Zone: **LJPD- 1**
Applicant: **ALFONSO BARRAGAN,**
 SAFDIE RABINES ARCHITECTS
Agent: **N/A**
City Project Manager: **SARAH HATINEN**

Date of App Notice: **REVISED NOTICE OF APPLICATION POSTED ON**
 JULY 14, 2026

Motion: Maker/Second: Soriano/ Acra 4/1/0 no vote Parker – Marengo recused
 Need to return to the LJPDO with rear elevations/ renders

There was lengthy discussion on deviations in height and the plumb line being over 30. There were a total of 4. They will be bringing the new drawings to DPR tomorrow and depending what happens there the LJPDO may hold another meeting for them to review. Parker voted no since he felt it didn't meet any of the code.