



La Jolla Planned District Ordinance Committee

La Jolla Community Planning Association

Meeting La Jolla Planned District Ordinance

MEETING AGENDA

August 10, 2026 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: 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

Scope of Work:

A NEIGHBORHOOD USE PERMIT FOR A STREETARY THAT TAKES AWAY TWO EXISTING STREET PARKING SPACES. DUE TO THE SITE BEING IN BOTH THE COASTAL OVERLAY ZONE AND THE BEACH IMPACT AREA, PLANNING IS REQUIRING ALL ON-STREET PARKING SPACES REMOVED TO BE REPLACED WITH AN EQUIVALENT NUMBER OF OFF-STREET PARKING SPACES PROVIDED AT NO COST TO THE PUBLIC EITHER ON THE SAME PREMISES AS THE BUSINESS OR OFF-PREMISES THROUGH SHARED PARKING AGREEMENT (SDMC 141.0621 (C)(3)(B)). DUE TO THE LIMITED PARKING AND CURRENT BUILT CONDITION ON PROSPECT STREET, THE EXISTING BUSINESS DOES NOT HAVE ANY OFF-STREET PARKING SPACES OR THE ABILITY TO CONSTRUCT NEW. THE OWNER IS ALSO NOT ABLE GET APPROVAL FROM IMMEDIATE NEIGHBORHOOD PARKING LOT OWNERS FOR A SHARED PARKING AGREEMENT DUE TO POTENTIAL LIABILITY CONCERNS. AS A RESULT, THE OWNER OF THE BUSINESS IS REQUESTING A DEVIATION FROM THE REPLACEMENT PARKING REQUIREMENT AND REQUESTING AN EXCEPTION DUE TO THE SIZE OF THE PROPOSED STREETARY AND EXISTING PARKING CONDITIONS.

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

Scope of Work:

DEMOLITION OF EXISTING SINGLE-STORY COMMERCIAL STRUCTURE AND ASSOCIATED LANDSCAPING AND HARDSCAPE. CONSTRUCTION OF A THREE-STORY MIXED-USE STRUCTURE OVER A BASEMENT, WITH ASSOCIATED LANDSCAPE AND SITE IMPROVEMENTS. PROPOSED USES INCLUDE A RESIDENTIAL BASEMENT GARAGE, GROUND LEVEL, RETAIL AND RESIDENTIAL LOBBY, AND (6) DWELLING UNITS ACROSS LEVELS 2 AND 3.

4. Review & Approve Previous Minutes:

5. Chair Report & Board Discussion:

6. Recommendations to CPA Committee:

7. New Business:**8. Adjourn til next meeting:**

September 14, 2026 at 4 pm <https://lajollacpa.org/city/lipdo.pdf>