

# 304 & 306 Kolmar

## LJCPA Presentation

5-12-2020

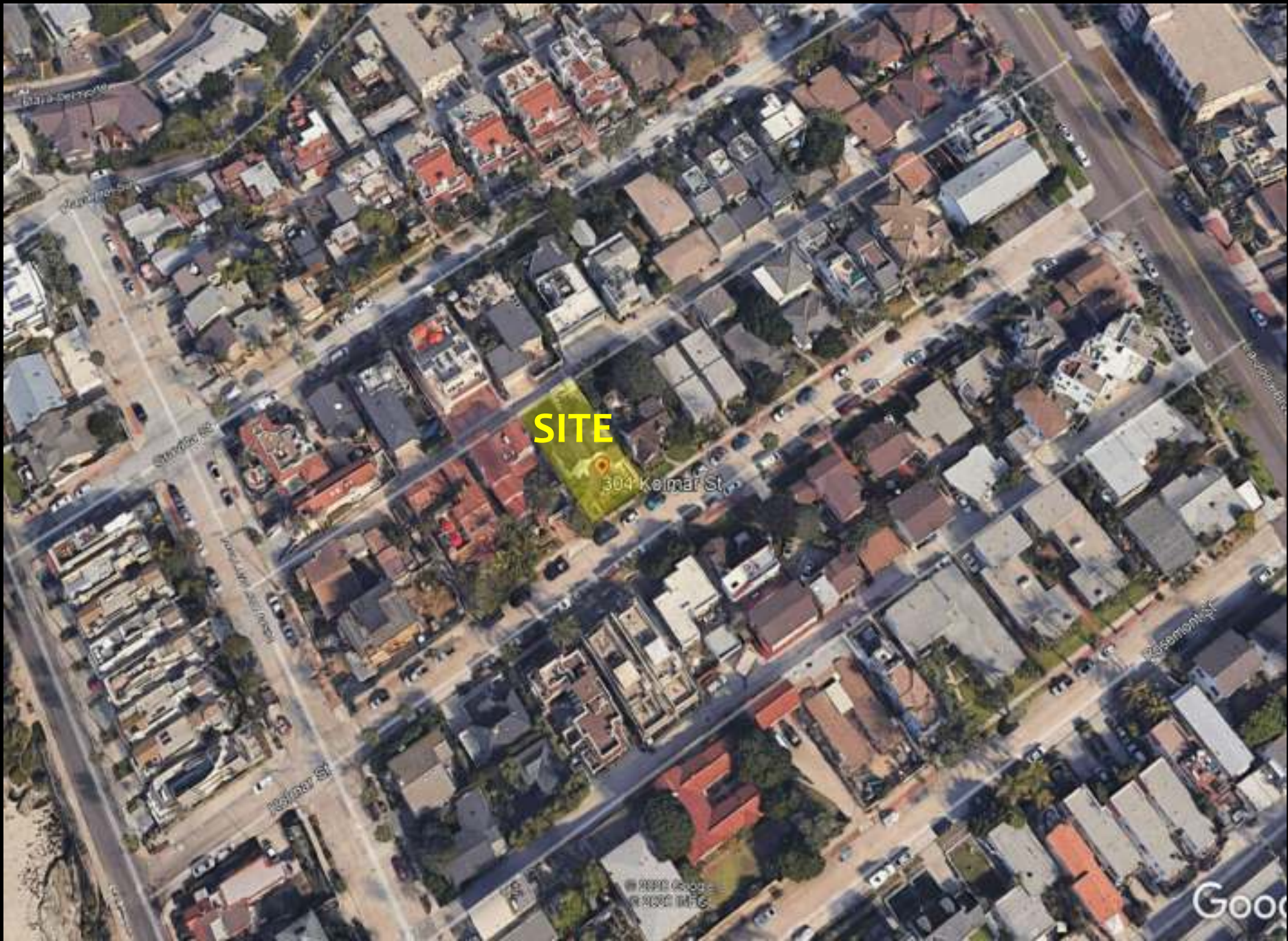


**GOLBA ARCHITECTURE**

1940 Garnet Avenue, Suite 100  
San Diego, CA 92109

304 & 306 Kolmar

**SITE**



**SITE**

304 Komar St

Google

304 & 306 Kolmar

**SITE & CONTEXT PHOTOS**





**EXISTING FRONT UNIT**





**VIEW OF SITE LOOKING NORTHEAST**





**VIEW LOOKING EAST ON KOLMAR TO SITE**





**WESTERN NEIGHBOR**





**VIEW FROM SITE LOOKING SOUTHWEST**



## **EASTERN NEIGHBORS & CONTEXT**





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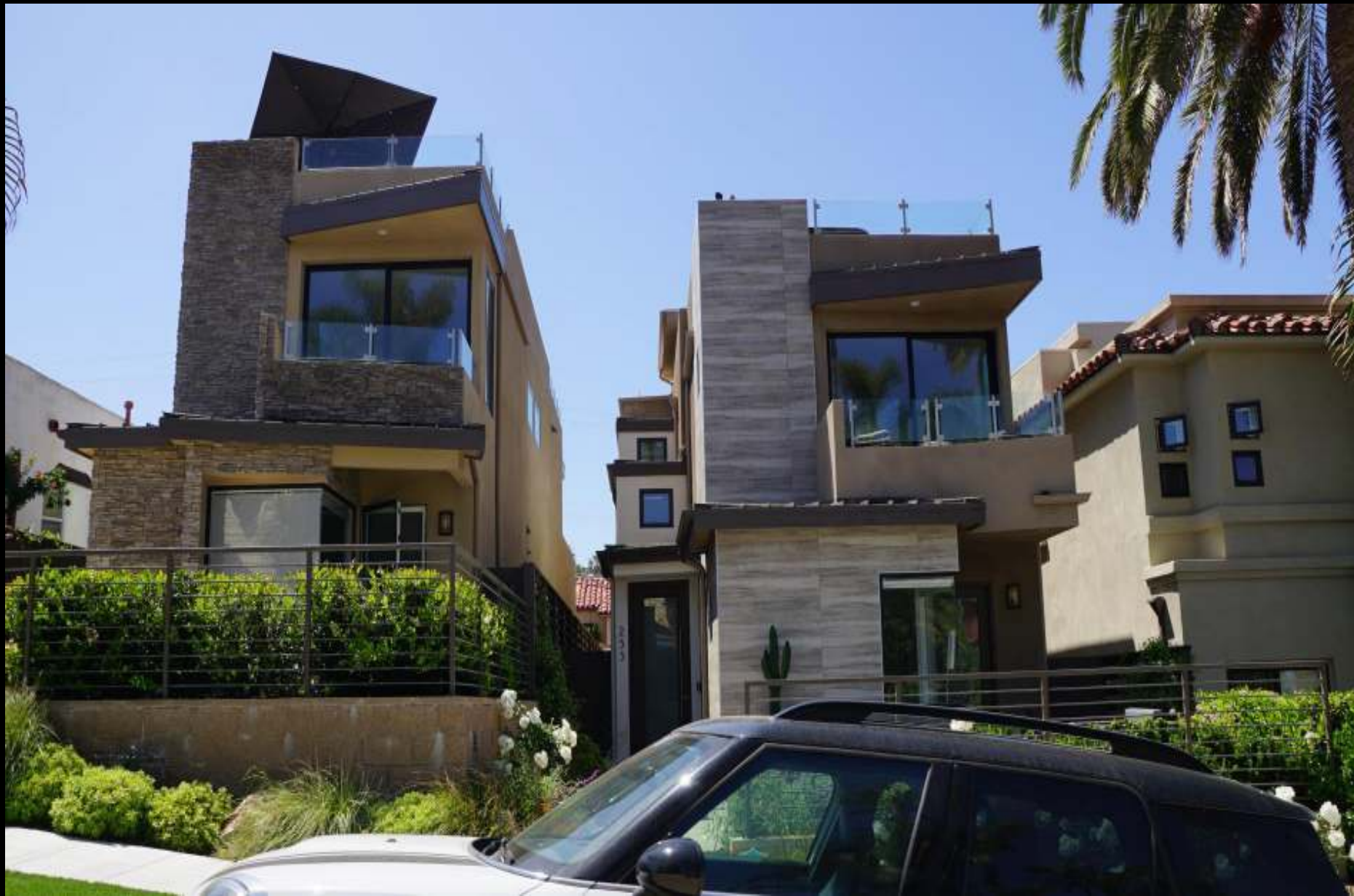


**CONTEXT ACROSS KOLMAR STREET**





**CONTEXT ACROSS KOLMAR STREET**







**CONTEXT ACROSS KOLMAR STREET**





**CONTEXT TO WEST OF SITE ON KOLMAR STREET**





**CONTEXT TO WEST OF SITE ON KOLMAR STREET**



**EXISTING 2<sup>ND</sup> UNIT – UNPERMITTED GARAGE CONVERSION**





**EXISTING 2<sup>ND</sup> UNIT – UNPERMITTED GARAGE CONVERSION**



**REAR OF SITE LOOKING TO WEST NEIGHBOR & ALLEY**





**CONTEXT ACROSS REAR ALLEY**



**CONTEXT ACROSS REAR ALLEY**



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# **PROJECT PLANS**

LOT 10    LOT 11    LOT 12    LOT 13    LOT 14    LOT 15    LOT 16    LOT 17

ALLEY

(81.84) ASPHALT SURFACE

(62.32) 8" SEWER MAIN 27216-71-0

TWO-STORY STUCCO RESIDENTIAL

ONE-STORY WOOD WITH DECK ABOVE

LOT 49

LOT 48

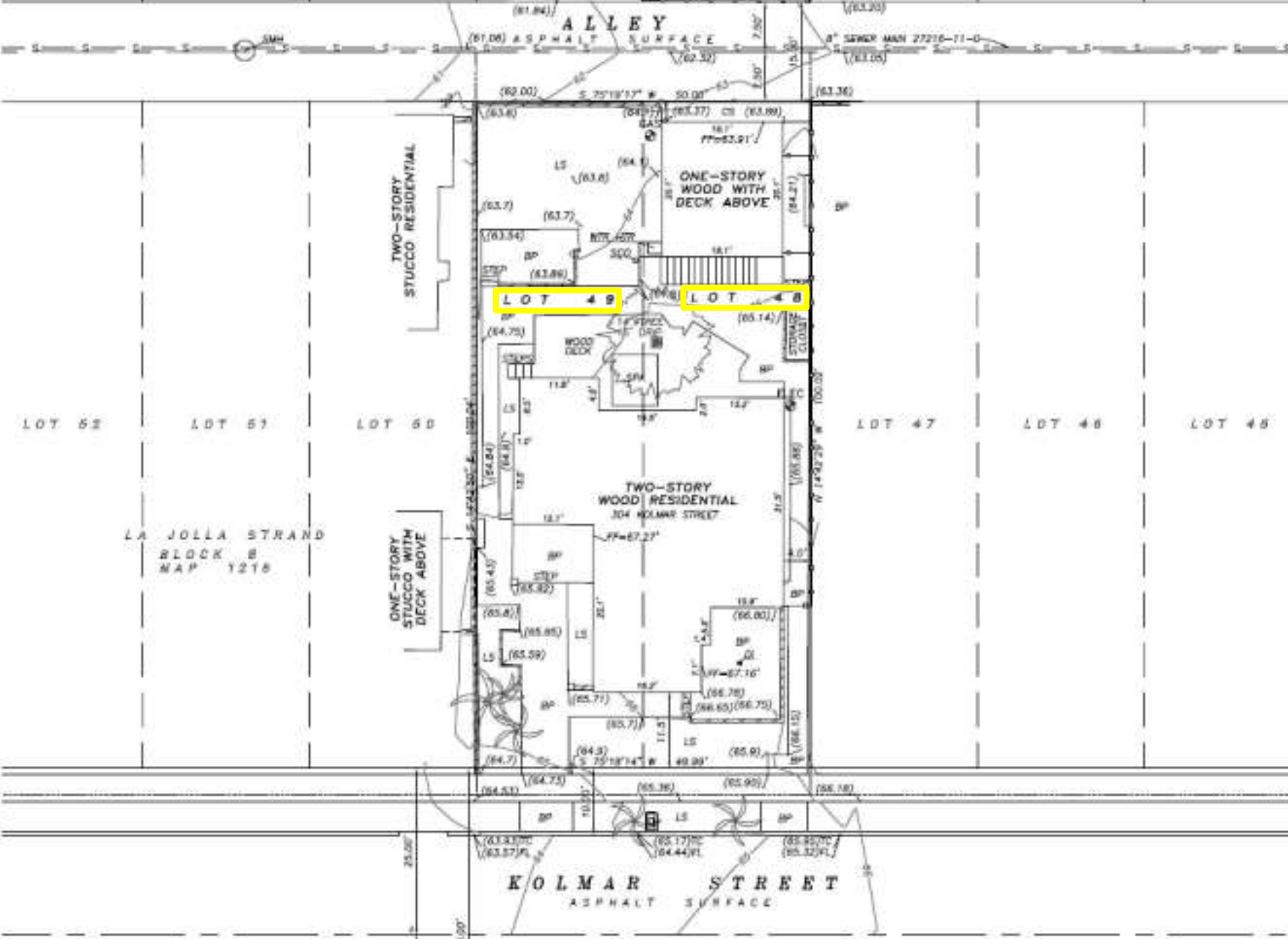
TWO-STORY WOOD RESIDENTIAL  
304 KOLMAR STREET

ONE-STORY STUCCO WITH DECK ABOVE

LA JOLLA STRAND  
BLOCK B  
MAP 1218

KOLMAR STREET  
ASPHALT SURFACE

LOT 52    LOT 51    LOT 50    LOT 47    LOT 46    LOT 45





LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

ALLEY

(81.84) ASPHALT SURFACE

8" GENEX MAN 27215-11-0

TWO-STORY STUCCO RESIDENTIAL

ONE-STORY WOOD WITH DECK ABOVE

LOT 49

LOT 48

LOT 52

LOT 51

LOT 50

LOT 47

LOT 46

LOT 45

LA JOLLA STRAND  
BLOCK B  
MAP 1218

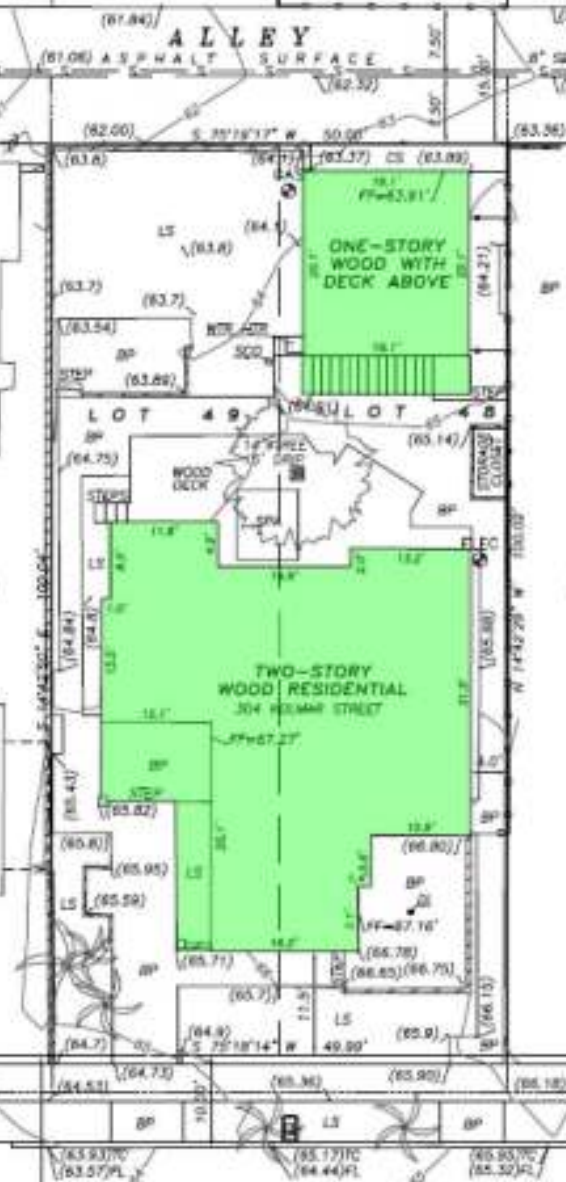
ONE-STORY STUCCO WITH DECK ABOVE

TWO-STORY WOOD RESIDENTIAL

304 KOLMAR STREET

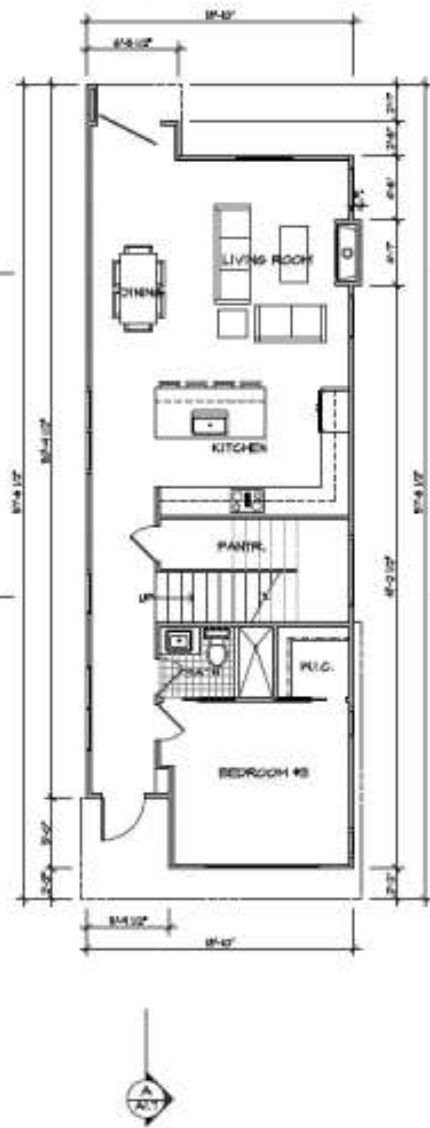
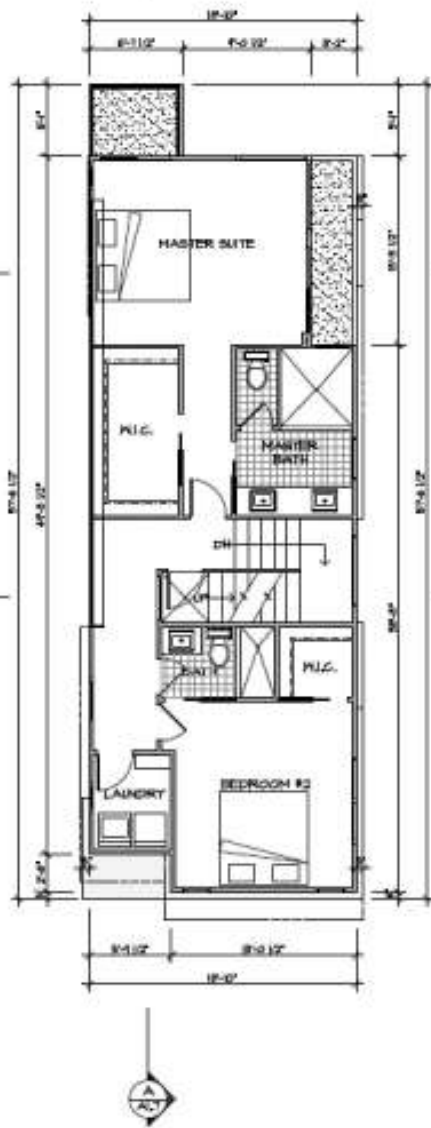
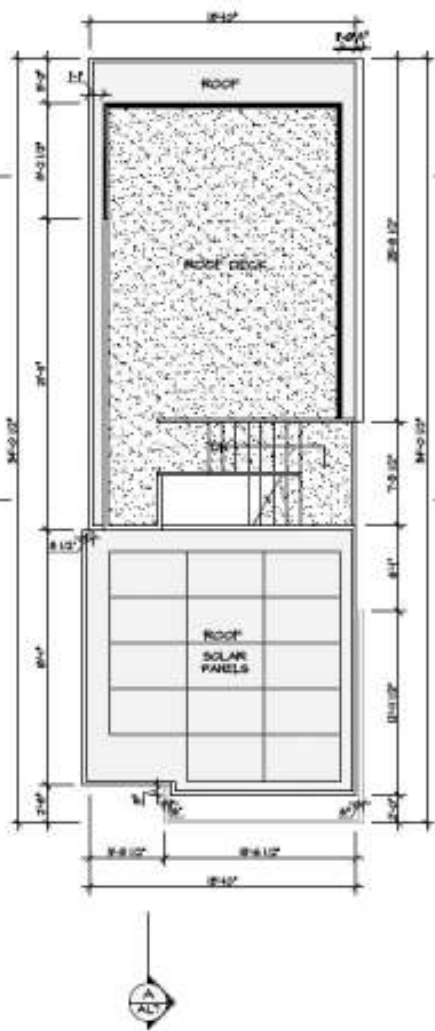
KOLMAR STREET  
ASPHALT SURFACE

25.00'

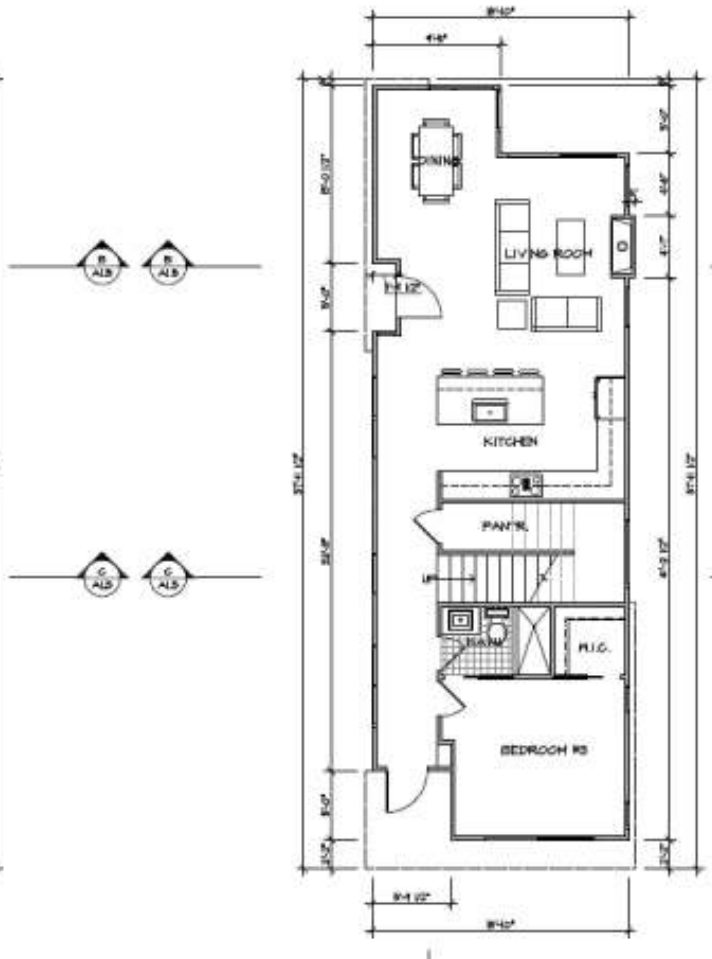
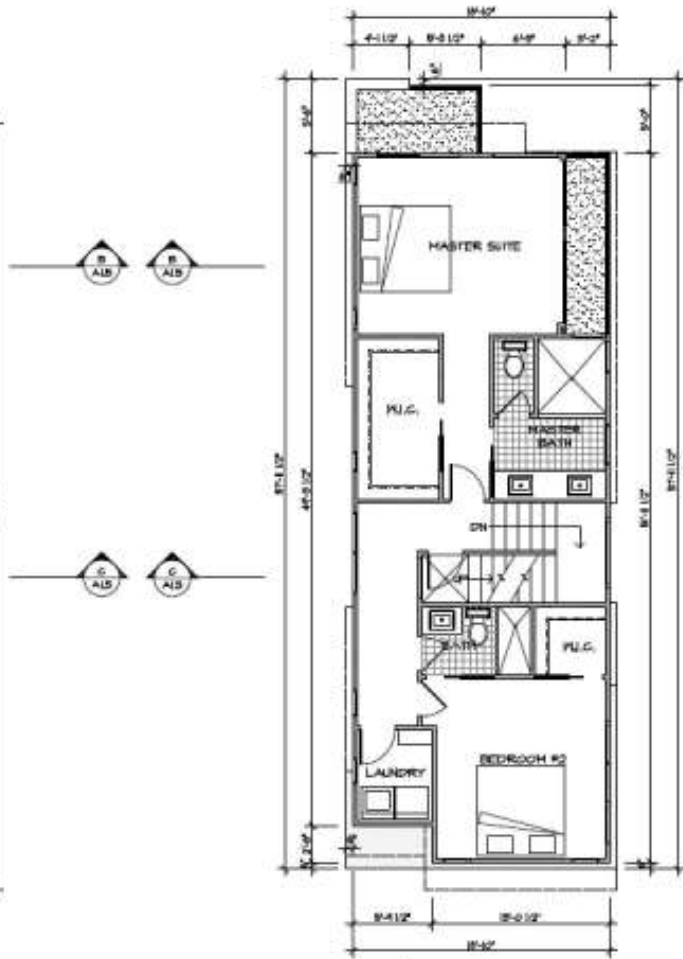
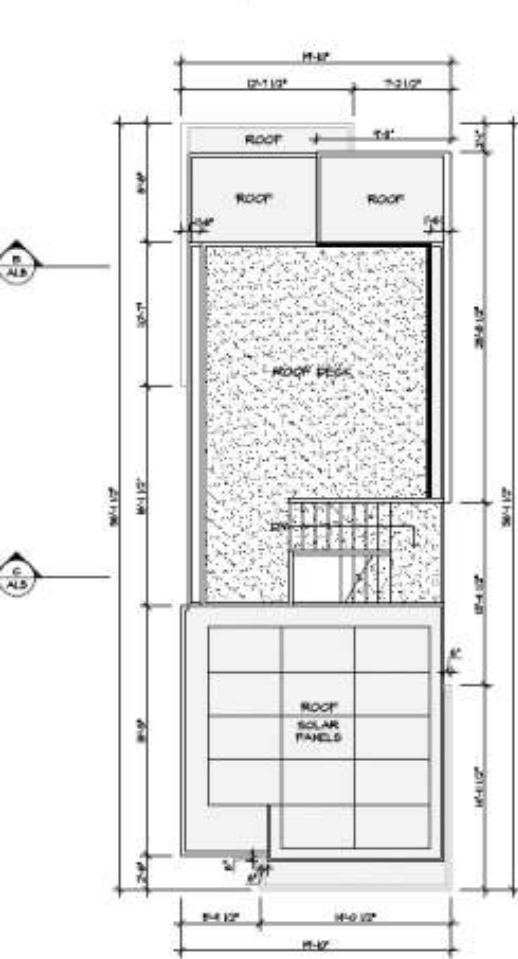






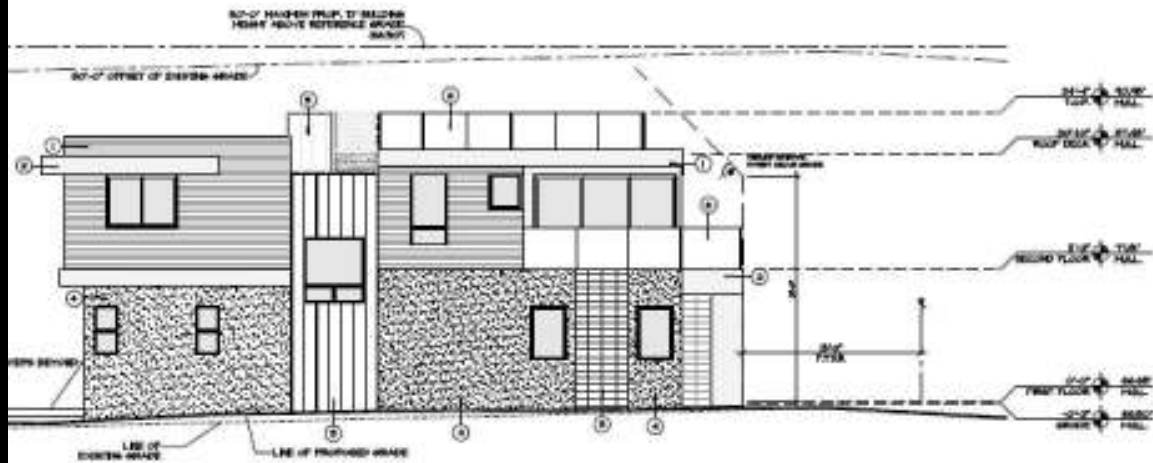


**LOT 49 FLOOR PLANS**

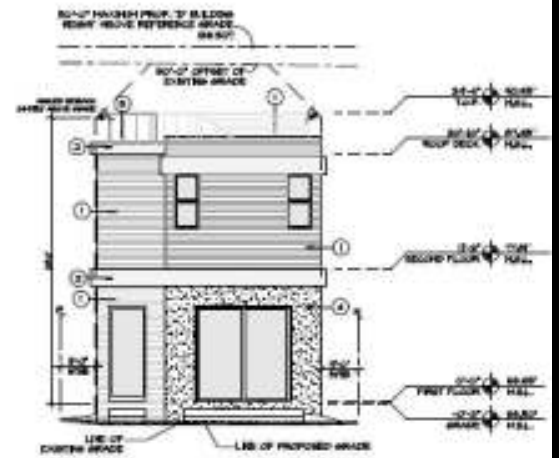


**LOT 48 FLOOR PLANS**

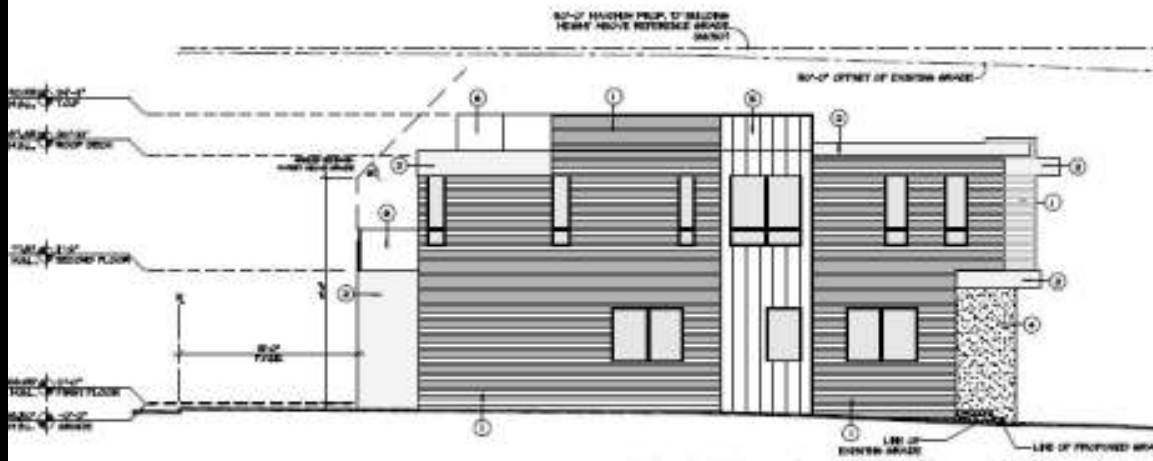




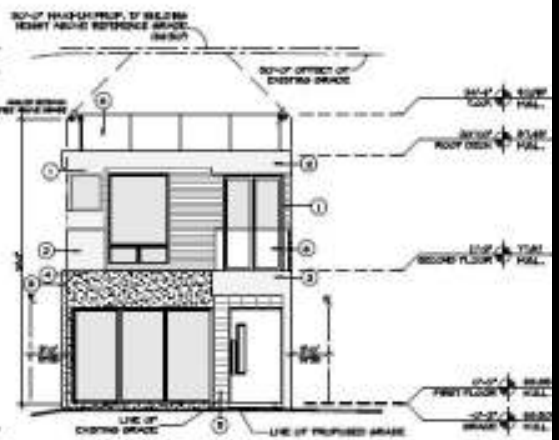
WEST ELEVATION-304 KOLMAR (LOT 48)



NORTH ELEVATION-304 KOLMAR (LOT 48)



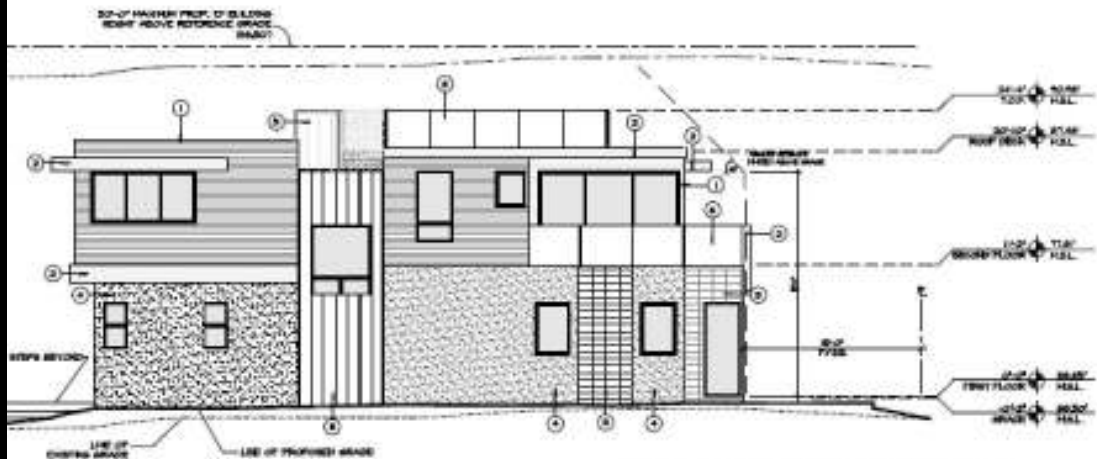
EAST ELEVATION-304 KOLMAR (LOT 48)



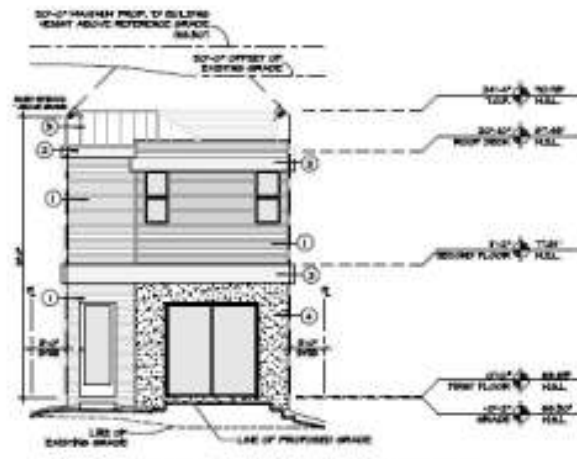
SOUTH ELEVATION-304 KOLMAR (LOT 48)

PROPOSED ELEVATIONS-304 KOLMAR (LOT 48)

SCALE: 3/8"=1'-0"



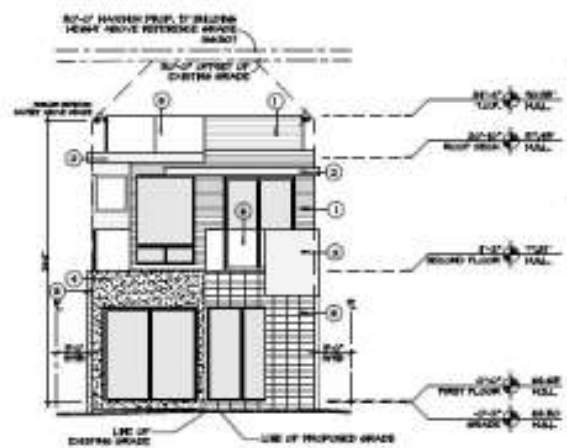
WEST ELEVATION-306 KOLMAR (LOT 44)



NORTH ELEVATION-306 KOLMAR (LOT 44)



EAST ELEVATION-306 KOLMAR (LOT 44)



SOUTH ELEVATION-306 KOLMAR (LOT 44)





# OVERALL NORTH-SOUTH SITE SECTION

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# **RENDERINGS**





FRONT RENDERING OF THE HOMES ALONG KOLMAR STREET



FRONT AERIAL VIEW OF PROPOSED HOMES





FRONT AERIAL RENDERING PROPOSED HOMES LOOKING FRONT TO BACK



AERIAL SIDE RENDERING OF HOMES



STREET RENDERING OF NEW HOMES LOOKING WEST ALONG KOLMAR STREET





FRONT VIEW OF FRONT OF HOMES AND OUTDOOR SPACE

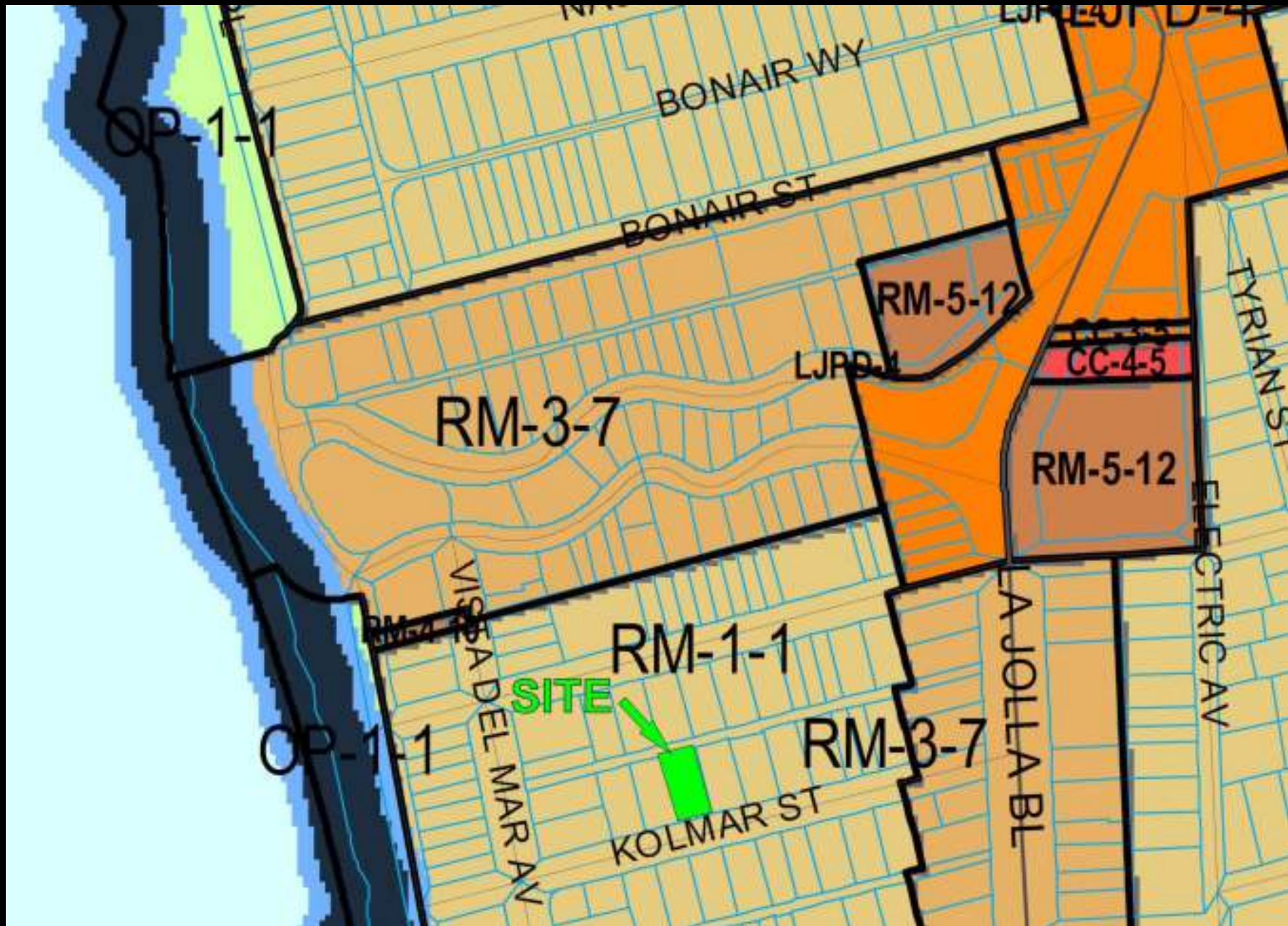


REAR RENDERING OF HOMES ALONG EXISTING ALLEY

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# **PROJECT DATA**





# PROJECT DATA

Lot Size = 2,500 square feet (*Lot 48 and Lot 49 each*)

RM1-1 Density = 1 unit per 3,000 square feet of lot

FAR – 0.75 Allowed and 0.74 Proposed

Footage (lot 48): First Floor 938 sq. ft.

Second Floor - 021 sq. ft.

**TOTAL HABITABLE:** 1,859 sq. ft.

HEIGHT – 30' ALLOWED - 20'-10" to house massing  
24'-4" proposed to deck rail

## PROJECT PARKING

*2 spaces per Single Family Residence = 4 total off street spaces*

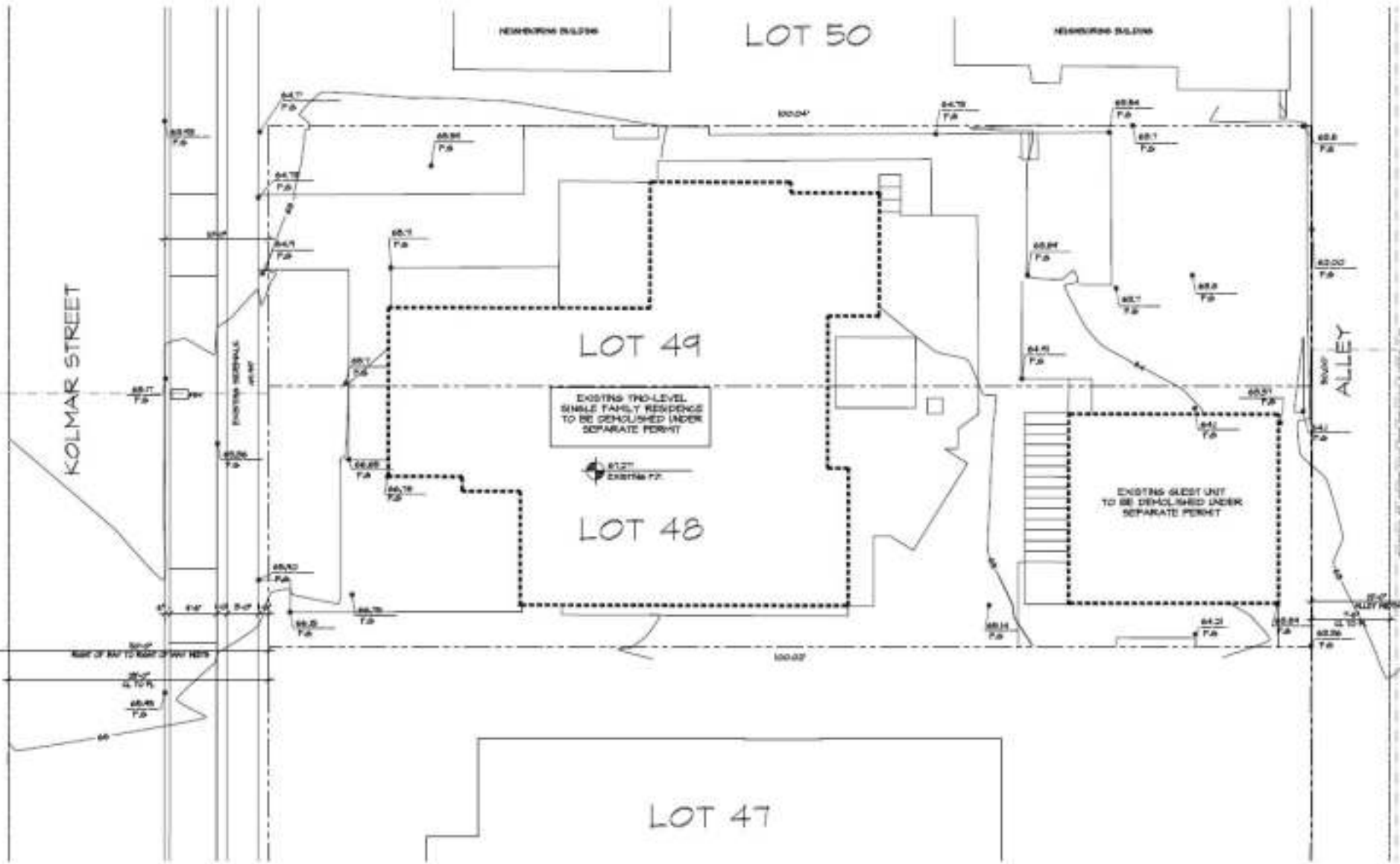
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# **DESIGN PARAMETERS**





NEIGHBORHOOD CONTEXT OF 25' WIDE LOT DEVELOPMENT



# PROJECT DATA – IF A LARGE SFR/DUPLEX

Lot Size = 5,000 square feet (*Lot 48 and Lot 49 COMBINED*)

RM1-1 Density = 1 unit per 3,000 square feet of lot

Density would be 1.7 units rounded up to 2 units allowed

FAR – 0.75 ALLOWED

$$5,000 \times .75 = 3,750 \text{ square feet}$$

HEIGHT – 30' ALLOWED with angled setbacks

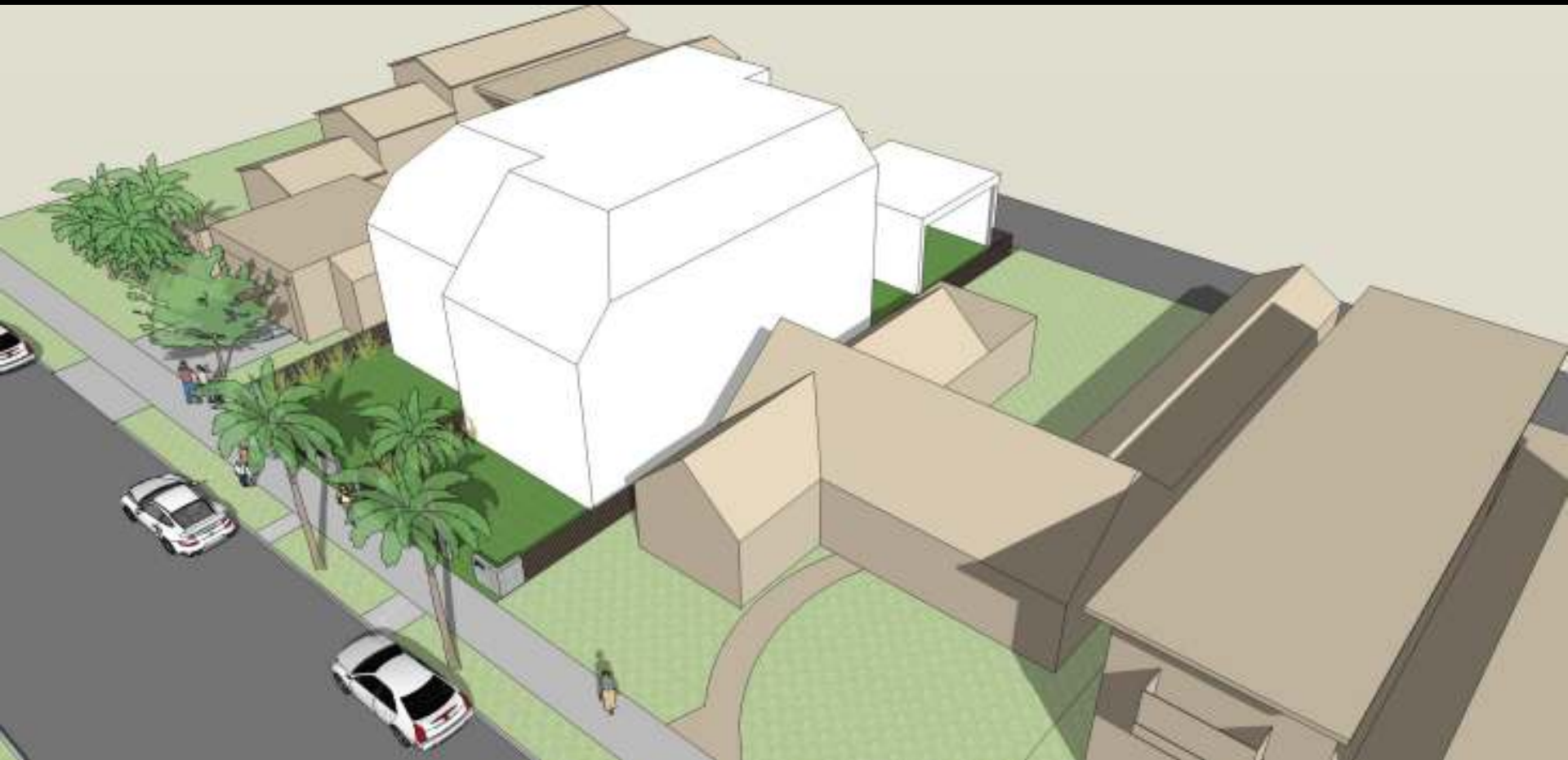
PROJECT PARKING

*2 spaces per Single Family Residence so ONLY 2 total spaces required*





ALTERNATE LEGAL ZONING ENVELOPE FOR ATTACHED DUPLEX WITH CARPORT

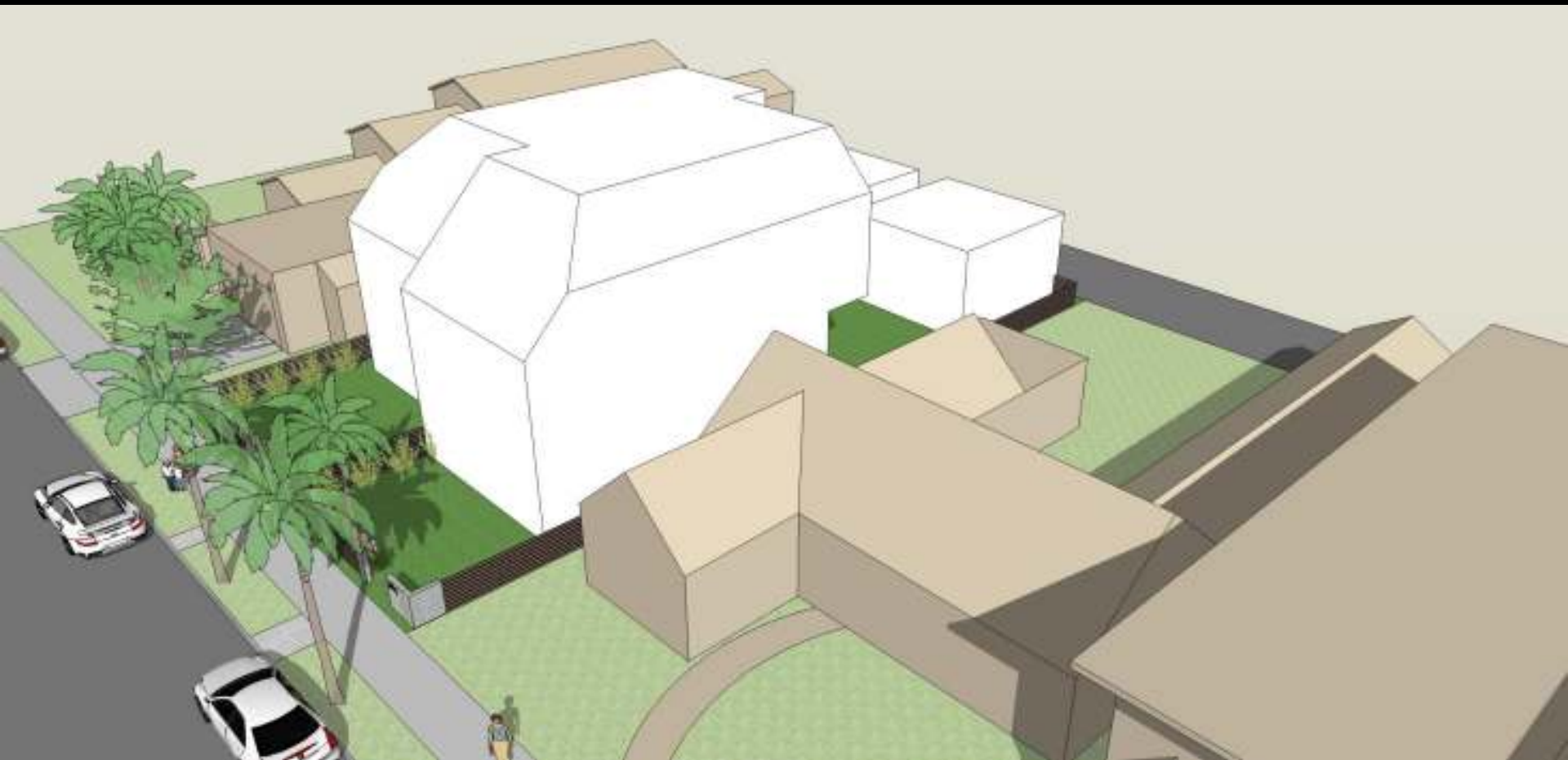


ALTERNATE LEGAL ZONING ENVELOPE FOR ATTACHED DUPLEX WITH CARPORT



ALTERNATE LEGAL ZONING ENVELOPE FOR ATTACHED DUPLEX WITH GARAGE

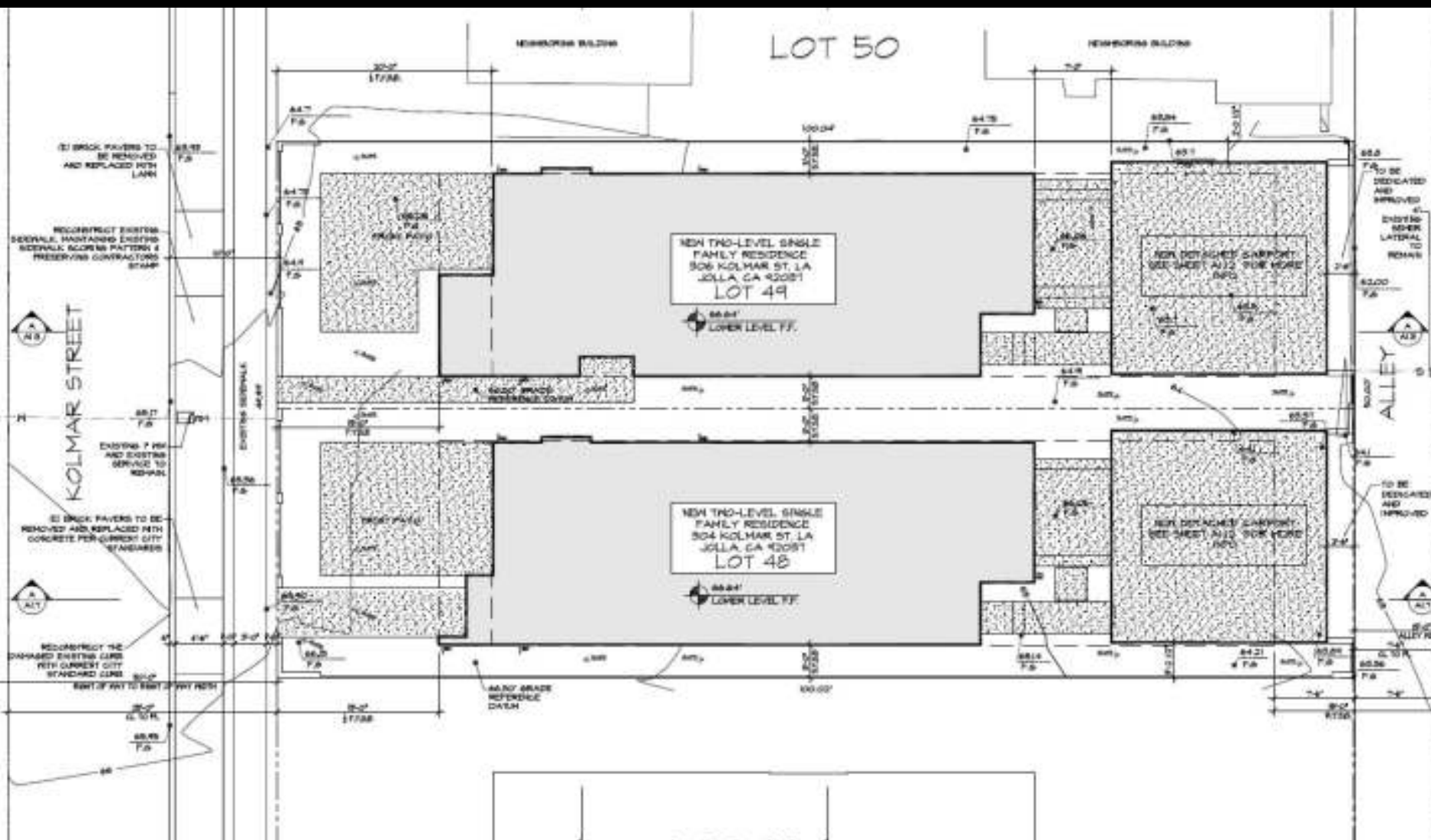




ALTERNATE LEGAL ZONING ENVELOPE FOR ATTACHED DUPLEX WITH GARAGE

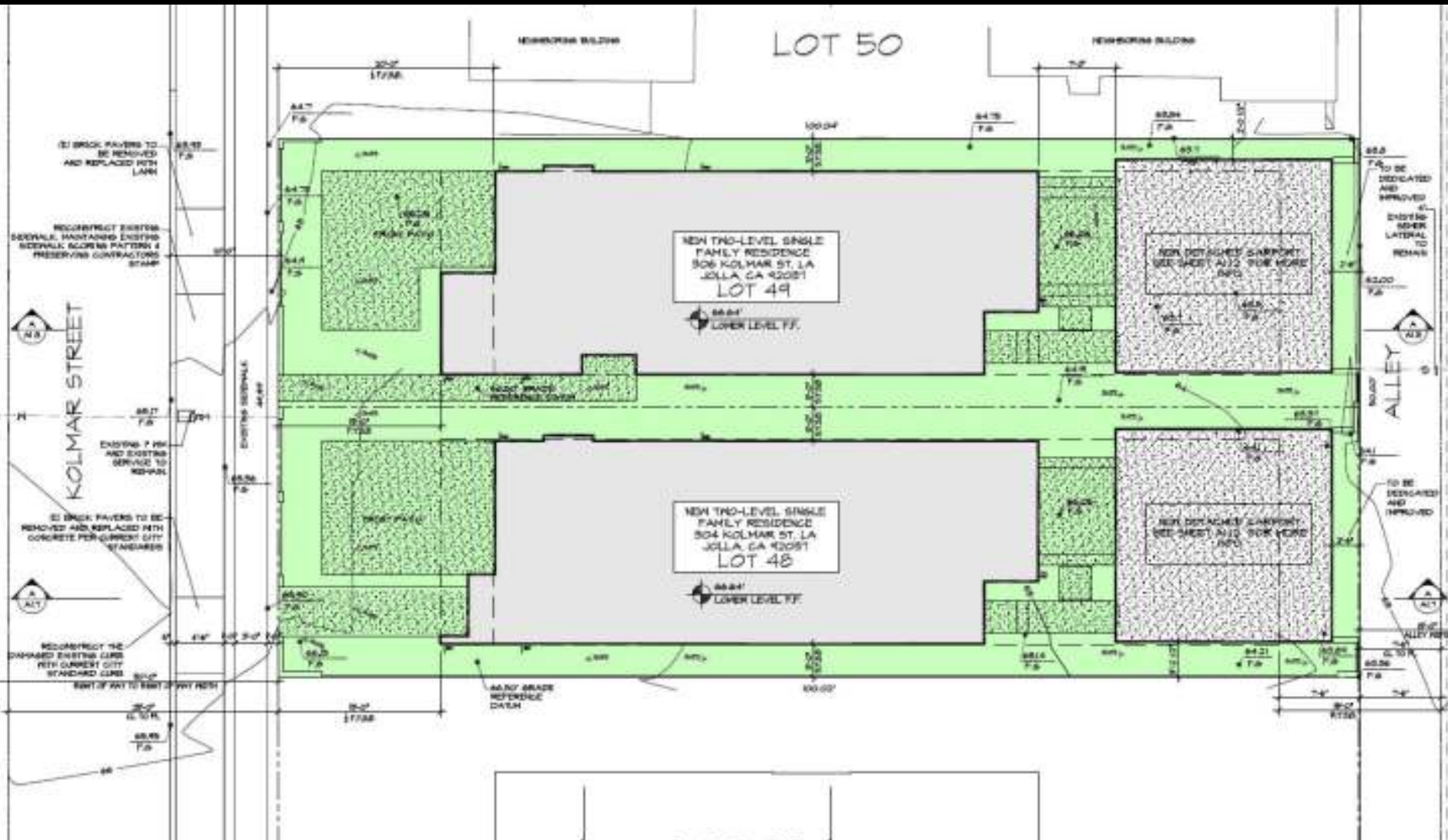


EXAMPLE OF "BIG BOX" PROJECT TO ZONING ENVELOPE LIMITS



**PROPOSED SITE PLAN**





**PROPOSED SITE PLAN – SHOWING UNUSED LOT COVERAGE**



# OVERALL NORTH-SOUTH SITE SECTION



**SITE SECTION – SHOWING UNUSED ZONING ENVELOPE**



# PROJECT FACT SHEET

- 5,000 square foot Lot size *allows 2 unit BY RIGHT whether in one large duplex or two single family homes*
- RM1-1 zoning allows 0.75 F.A.R. and that is met with each home / lot meeting the F.A.R. limit EACH
- Each home provides two off street parking spaces
- Each home is only two stories in height (*less than existing house height as well!*)
- Each home is only 24'-4" in height in the 30' coastal zone (*House massing is 20'-10"*)
- Homes meet **all** Municipal Code regulations and have been approved by Development Services
- Project is not asking for any variances or deviations
- By developing 2 detached Single Family homes, bulk & scale is significantly reduced
- By developing on underlying lots, setbacks are INCREASED by 50% versus a "big box" duplex
- By developing 2 single family homes on underlying lots, pride of ownership is much higher
- By using underlying lots, there is no HOA or cloud condo process involved
- 25' wide lot development is an integral & historical part of the neighborhood context
- Project was cleared of Historic review in October of 2017 ( 1.5 years before design began)

