

From: Julie Ruef

To: Mr. Greg Jackson,
gjackson@outlook.com

**Questions re Preliminary Preview,
Kolmar Residence - 304 Kolmar Street,
Project No: 639405**

1) FAR calculation

Needs to be below 0.75 per RM-1-1, SDMC 131-04G.

- The application material shows **2,229 sf for Unit 1, 2,224 sf for Unit 2**, as per <https://opendsd.sandiego.gov/web/Projects/Details/639405>
- Applicant material page 42 to the La Jolla Planning Commission shows a different proposal:
938 sf 1st floor and 921 sf 2nd floor = 1,859 sf
1,859 sft / 2,500 lot size = 0.744
No sf-data on Unit 2 available in applicant materials

➤ **Which one is it: a) or b):**

- a) 1,859 sf for unit 1 (what is it for Unit 2, the same, less, higher?)
- b) 2,229 Unit 1, and 2,224?

If a) then Project 639405 filed with Benjamin Hefertepe, Bhafertepe@sandiego.gov

has incorrect information and should be dismissed as stated in the Project description 639405 by the City of San Diego. *Neither should LJ Planning Commission approve an ambiguous project that appears to change parameters depending on what is in applicant's favour at a given point in time, risking confusion and possible non-coherence to zoning codes during the build process.*

If b) then

* FAR = $2,229/2,500 = 0.89 > 0.75 =$ **FAR violation for RM 1-1**, and LJ Planning Commission should dismiss this application.

Q2: Side setbacks

Side set backs for RM 1-1 = 5 ft min, 8 ft standard per SDMC 131-04G

- Applicant's side set back to the East shows approx. 3 feet only
- **What is side set back to the East?**
- **If 3 ft side set back to the East is being proposed, then this appears to be in violation of SDMC zoning code.**

Note: Applicant is proposing to demolish existing single-family home and build 2 new homes. Hence any potential grandfathering of current side set backs should not be applicable.

Q3) Given FAR and side set-back requirements, how can applicant build 1 or 2 separate homes?

Project in question is an RM-1-1.

As per **SDMC 131-04G**:

- RM 1-1 maximum permitted density = 3,000 sf
 - Minimum Lot Area = 6,000 sf
 - Side set backs required = 8 ft standard, 5 ft minimum
 - Applicant's total property area = 5,000 sf.
- How can applicant fit 2 completely separate homes onto a 5,000 sf combined lot, given above density and side set back requirements?

Note: Lots 48/49 in parcel map were built over with a single home many years ago / 306 Kolmar Street has not existed in 80 years. It has been one lot not 2.

4) Observation: Misleading view p. 10

Applicant shows in his application materials p. 10 the "Neighbor to the East" incorrectly as Kolmar Street 324, misleading the review board by making them believe that there is a duplex unit directly to the East.

In fact, neighbour to the East = 308 Kolmar Street, a 1940's single-family home that would be totally blocked sun / day light if this new duplex unit on 304 Kolmar Street would be approved and built as proposed.

5) Observation: Misleading compare, p. 46

Applicant leaves impression as if 3,750 sf structure would be worse than the proposed project, which depending on what the answer is to 3 (a or b?) leads to a sf-age of a) 3,718 sf (~wash), or b) 4,453 (far worse).

(He also assumes 1.7 rounding up to 2 units is a given which is still TBD).