

**From: Julie Ruef**

**To: Mr. Greg Jackson,**  
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**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](mailto: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).