



Summary of Neighborhood Concerns:

304 Kolmar Street

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308 Kolmar Street

To save the committee time, I have attempted to summarize the neighborhood concerns presented in the two previous DPR meetings. I also include my personal presentations and requests for concessions.

Bulk & Scale: The new homes are not inline with the prevailing size and balance of properties on the street. The neighborhood was originally designed as a family residence of smaller beach cottages with front and back lawns. It was mentioned that neighbors (a young family) in a similar style new development across the street find the rectangular design unenjoyable to live in due to proximity to neighbors and space constrictions within the home.

Please use this link to see photos supporting these arguments:

https://drive.google.com/file/d/11p4PbRjwuYmCpb1ZKo_sRkkHIMwSJHZJ/view?usp=sharing

Neighborhood Character:

The new design does not align with the original architectural styles found in the homes and cottages built starting in 1937. This townhome design shifts the street from 50' frontage to 25' frontage. The other units built with this design tend towards second homes or investment properties, not permanent residents. Neighbors brought in examples of redeveloping in the rear of property; and other creative means to preserve historical buildings and style.

Town of La Jolla Character & Input: The town of La Jolla is world-renowned for its charm and beauty. Small towns within San Diego (like La Jolla and Mission Hills and North Park) should have a say in their redevelopment to preserve their character. La Jolla has a redevelopment plan, and an advisory committee to the city which seems to be ignored. The city would be remiss to apply one-size or one-code-fits-all policies in its varying neighborhoods.

Municipal Code: The design takes advantage of exceptions in the municipal code, such as the 3' side setbacks allowed by narrower homes and the 400 square foot extra allowance with carports instead of garages. Subtle variances in the current carport design were shown. A resident made a point that the rule the municipal code may be followed in this design (using exemptions), but not the spirit or purpose of the code. A discussion regarding the standard trash cans not being able to fit through the back gates.

Carports: Separate presentation

Loss of Privacy: The rectangular design and 3' setbacks bring neighbors very close to each other, within earshot and eyeshot. Neighbors will suffer a loss of privacy.

Windows & Roofdecks: A reduction of size and the thoughtful placement of side windows and roof decks to preserve privacy was discussed.

Green Walls: Creative use of greenery or fencing might be allowed if such greater density continues.

Loss of Trees/Greenery: The modern style of architecture of this proposal sacrifices trees and lawns in order to gain more square footage on the lot. This is advantageous to owners wanting low maintenance homes: but disadvantageous to the neighborhood as it takes away the benefits provided by nature. Trees clean air, provide beauty, and boost human immune systems. They also provide habitat for birds whose song reduces stress. Lawns provide a place for children to play and relief areas to the many dogs in the neighborhood.

Actual Builds vs Approved Builds: There is a track record of homes being built beyond what is approved by the city. How can the city better guarantee this and other homes are built as approved to code and according to plan? Neighborhood policing of builds does not tend to build ties and cooperative relationships between neighbors.

Construction: A neighbor requests that this developer offer a plan to manage noise and density during construction. There is already a parking problem/density on Kolmar Street, which is aggravated considerably during construction.

304 Kolmar Personal: The big squeeze

With this redevelopment, my home at 308 Kolmar will be squeezed between two rectangular developments with 3' setbacks and sheer vertical walls. (Note: The redevelopment to my east is a sheer wall of 30 feet in height and 30 inches from my property with 10 old standard windows that look onto my garden and courtyard. It was approved as a condominium, so is divided into four units. It attracts young couples and families currently, with an average stay of 1 year according to the property manager). So, due to that, I am especially sensitive to and already negatively affected by rectangular units placed very near property lines.

Preserving views: I've requested that the front entrance be moved to the west and no major landscaping be put up to preserve the view from my front western window. I welcome discussion with the developer on sharing/maintaining my cherished ocean view and sunset views from both this window and my roofdeck.

Windows & Roof Deck: I am grateful for a thoughtful redesign of the windows and roof decks to offer more privacy. Looking forward to new designs.

Fencing & Landscaping: My western fence has mature vines and rosebushes to provide privacy. How will that tie in with the design for a sheer modern fence between our properties? How do we have this discussion regarding landscaping with no landscape plan required?

