

# COASTAL

SAN DIEGO HOMES & ESTATES

FEBRUARY 2022  
THE SAN DIEGO UNION-TRIBUNE



## HISTORIC LA JOLLA ESTATE

STORIED MUNK HOME ENTHRALLS WITH  
ORIGINALITY, STUNNING OCEAN VIEWS

### URBAN OASIS

COUPLE FINDS CALM  
IN COLORFUL  
DOWNTOWN CONDO

### LUSH LAYERS

RENEWING AND UPDATING  
AN ESTABLISHED  
DEL MAR LANDSCAPE

FOR MORE INFORMATION  
ON HOW YOU CAN OBTAIN THIS HOME  
SEE PAGES 10, 11

LISTING PROVIDED BY BRETT DICKINSON  
AND ROSS CLARK, COMPASS

# PERFECT PERCH

DOWNTOWN CONDO UPLIFTS OWNERS WITH CALMING HUES, SWEEPING VIEWS

BY CARON GOLDEN

When Linda and Steve Klosterman bought a 30<sup>th</sup>-floor condo in downtown San Diego's Columbia District, they had no idea it would become a lockdown bunker within two months of their January 2020 move-in.

As far as they're concerned, it's turned out to be the perfect aerie for holing up during the pandemic. Their northwest view in the newly constructed Savina by Bosa building on Kettner Boulevard takes in Waterfront Park and the San Diego County Administration Center below, then spreads out to the harbor and the Star of India, as well as Hillcrest and Balboa Park.

From a long balcony and floor-to-ceiling windows in their combined living room and kitchen, they can watch airplanes take off and land at Lindbergh Field, check out

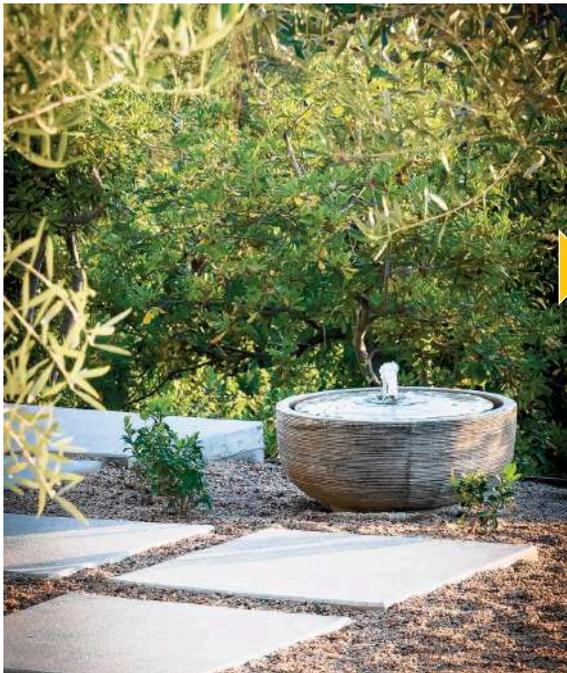


MARK STOCKER

Steve and Linda Klosterman traded life in suburban Encinitas for a 30th-floor condo in downtown San Diego, with a spacious balcony and bold design that expanded their world.

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## COASTAL SAN DIEGO HOMES & ESTATES



### MOVING UP

After decades in the suburbs, couple embrace a fresh start in a downtown condominium splashed with blues, turquoise.

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### A LAYERED LANDSCAPE

Husband-and-wife designers reshape a 'Jurassic Park' backyard into a Del Mar family's dream entertainment, relaxation space.

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### CURATE YOUR CLOSET

Carlsbad design expert offers tips on reinventing your wardrobe space to create a new way of life.

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### HOME MATTERS

A monthly calendar of events, tours and classes for homeowners.

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The San Diego Union-Tribune, P.O. Box 120191,  
San Diego, CA 92112-0191 © 2022



# LUSH NEW LOOK

## REDESIGNED LANDSCAPE BALANCES CONTEMPORARY, TRADITIONAL STYLES

BY NICOLE SOURS LARSON

Amanda and Kip Malo were well-established in their professional careers and living in Del Mar, ready to find a larger house suitable for raising a family. They knew they had found the right spot in a contemporary 3,200-square-foot house set on an acre of land east of Interstate 5, but still in Del Mar.

They liked the uniqueness of the property, a custom home built in 1979 within a development of one-of-a-kind designs. The home's quiet and privacy, along with the spaciousness and lushness of its grounds, particularly appealed to them.

They purchased the three-bedroom, three-bath home in June 2020 and, after updating the interior, moved in the following September. Then they faced a conundrum: What do they do with



EMMA ALMENDAREZ PHOTOS

**A 60-degree slope that made much of the backyard unusable is now a collection of beautiful, accessible spaces.**

the landscape?

The couple realized they needed professional help tackling the overgrown vegetation

they jokingly referred to as “Jurassic Park,” which rendered most of their backyard inaccessible. “We didn’t know exactly what

we wanted,” Amanda Malo said. “We didn’t know where to start.”

Neighbors’ recommendations coalesced on Jenny and Brooks Crawford, a Carlsbad-based wife-and-husband duo who operate their own landscape design firms. Jenny’s Branch Out Landscape Design specializes in “softscape” — plants, furnishings and décor — while Brooks’ firm, Brookside Landscape Design, focuses primarily on “hardscape,” or structural features. The couple frequently collaborate on projects such as the Malo redesign.

While the Malos didn’t know how best to accomplish their project, they had specific goals: create a new outdoor kitchen and expanded deck space for entertaining around the existing infinity pool; incorporate programmable atmospheric lighting for

SEE **LANDSCAPE • 17**



EMMA ALMENDAREZ

Space was carved from a hillside near the pool to make room for an outdoor kitchen and dining area. The staircase leading down from the house was reconfigured into an elegant curve.

## Landscape

CONTINUED FROM 16

outdoor areas; and add a level lawn as a play area for their newborn daughter. Amanda also wanted white roses in front of the house.

Important to both were respecting the neighborhood's traditional landscaping aesthetic, along with retaining the mature Torrey pines, eucalyptus and jacaranda trees as well as other well-established plantings, including birds of paradise and jade plants.

"Entertaining is very important to us. We knew we wanted to focus our energy on the pool and lawn area," Malo said.

For the Crawfords, the project presented special challenges. The house sits atop a 60-degree slope with a staircase leading to the pool deck. The well-developed tree canopy allows multiple "sun zones" providing cooling shade as well as both direct and filtered light.

To flatten and sculpt the backyard enough to install a lawn and build staircases between the upper and lower gardens, Brooks needed to bring in grading equipment large enough to do the work yet small enough to navigate limited passageways while avoiding damage to the pool, hot tub or any trees.

He also had to reconfigure the staircase leading down from the

house to the pool into an elegant curve and create two additional cedar-post-and-gravel staircases connecting the upper and lower gardens to provide access to the lower garden and lawn.

Neither Malo is a gardener, but Amanda helped select the plants, while Kip chose citrus trees for the existing small orchard at the bottom of the garden, Jenny Crawford said. Under her guidance, they settled on a transitional approach to the garden design.

"Jenny did a good job balancing the contemporary with the traditional style of the neighborhood. She was able to thread the needle," Amanda Malo said. "Jenny is like a wizard. She has such a great eye."

Before starting any planting, Jenny Crawford created a mood board laying out the proposed plantings for each section of the property, listing the plants and providing color photographs.

"Both my husband and I are afraid of color," Malo said.

But they liked the purple flowers of the jacaranda tree by the pool and were comfortable working with Jenny to include other blossoming trees and flowers, such as fragrant yellow and pink plumerias and angel's trumpet trees — along with colorful bromeliads, succulents, impatiens and newer SunPatiens — to provide splashes of color complementing the jacaranda blooms.

SEE **LANDSCAPE** • 18

## OCEAN BEACH

SOLD



**4461 CORONADO AVE** New Construction, open floor plan spectacular panoramic white water views. 5 beds | 4.5 bath | 3807 sqft and 2 beds | 1 bath ADU 637 sqft \$2,900,000

## POINT LOMA

FOR SALE



**1760 WARRINGTON** Large corner property perched high above the street, built in 1951, original owners selling, slightly dated but very well maintained. 3 beds | 2 baths | 1676 sqft \$1,695,000

### PROPERTIES RECENTLY SOLD BY SAL IN SUNSET CLIFFS/POINT LOMA

#### 4504 OSPREY STREET

\$1,460,000

3 Beds | 1 Baths | 998 Sq Ft

#### 3142 RUSSELL STREET

3 beds | 2.5 baths | 1,643 Sq Ft

#### 4427 ALGECIRAS

\$2,700,000

6 beds | 4.5 beds | 3,567 sqft

#### 4382 PIEDMONT DR

\$3,100,000

5 beds | 5.5 baths | 4,040 Sq Ft

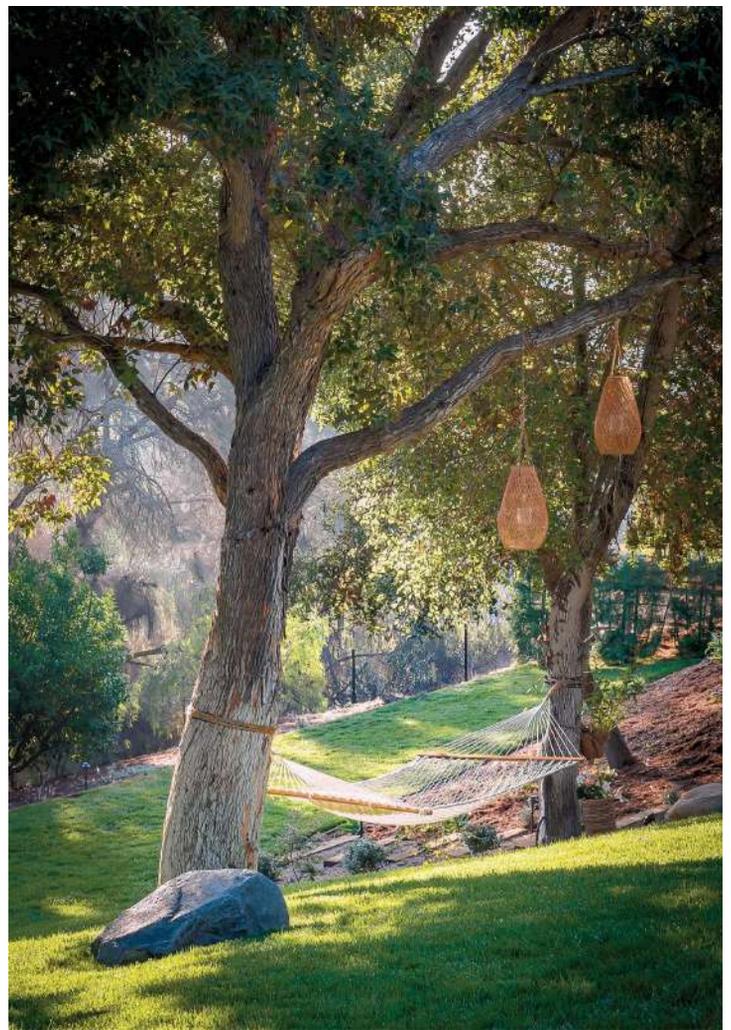


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A linear planter filled with succulents creates a welcoming transition from the hardscape to the sloped hillside.



A cozy hammock is a restful spot for hanging out among mature Torrey pines, eucalyptus and jacaranda trees.

## Landscape

CONTINUED FROM 17

In developing her design, Crawford likes “keeping it simple, using lots of repetition of the same plants throughout the design,” with recurring dwarf olive trees, star jasmine shrubs, karo (*Pittosporum crassifolium*), coastal rosemary (*Westringia fruiicosa*) and flowering succulents in planters.

Surprise clusters of mauve, orange, yellow and red epidendrum orchids spring from the ground and dangle from trees in coco moss cocoons.

They began construction in June 2021, six weeks after the Malos’ daughter’s birth, and completed work around Labor Day.

Work began with “lots of jackhammering” old concrete and tearing out invasive ivy and overgrown honeysuckle and other



EMMA ALMENDAREZ PHOTOS

Newly planted olive trees will grow into a screen to provide privacy to an outdoor dining area.

shrubbery that had rendered the lower garden unusable, Jenny Crawford said. Workers then graded and sculpted the area, flattening sections to the west of

the new staircase for the lawn, planting it with a less thirsty grass variety.

Brooks Crawford relocated several large boulders around the

lawn to create visual interest and provide casual seating. The Malos installed a hammock where the baby enjoys napping. To the east of the staircase, they planted a blue agave garden that will mature over time.

Near the infinity pool, crews cut into the hillside to expand the deck for a large outdoor kitchen, dining area, serving area and bar. They installed a new elongated fire pit, and Jenny sourced new off-white upholstered furniture for the adjacent seating area.

“The hardest part was working within a budget and deciding where to allocate funds for maximum impact,” Malo explained.

Since the redesign, the Malos have discovered unexpected benefits of thinning their “Jurassic Park.”

“When you sit on the couch you get an amazing view we didn’t know existed,” Malo said.

Nicole Sours Larson is a freelance writer.