

KENSINGTON MUNICIPAL ADVISORY COUNCIL

SPECIAL MEETING NOTES - DRAFT

Location: Zoom Call

Tuesday, January 25, 2022, 7:00 PM – Zoom Meeting

Remote meeting, in effect:

1. Roll Call - Patrick Tahara, Lloyd Cowell, Larry Nucci, Melissa Holmes Snyder and Chris Brydon Absent: Adam Novickas

2. Citizens' Comments –

Lin Due – Why was the agenda posted late? It is a “Special Meeting” which only requires 24-hour notice. Regular meeting requires 96-hour per Brown Act. Agenda does not need to specify “Special Meeting.”

John Gioia – Meetings are still remote per Covid. Future meetings will allow for in person and remote in the future.

Elaine Stelton – Believes that in the spirit of community there should be greater notification in advance. Feels the community was not given proper notice for such a large project.

Lloyd Cowell – Did notify by hand 30 plus notices on the 12th and 14th of January in regard to 217 Arlington.

3. Approval of Meeting Notes from January 12, 2022 - (5-Ayes) Patrick Tahara, Lloyd Cowell, Larry Nucci, Melissa Holmes Snyder and Chris Brydon (0-Nayes)

4. **85 Ardmore (VR21-01044)** The applicant requests approval of a variance to allow the conversion of lower level unconditioned space into conditioned space to create an as-built 3rd story (where 2.5 stories is the maximum) all on a lot with substandard average width. The project also includes a Kensington Design Review for: a new covered sun deck on the lower level, a new raised deck on the upper level, new windows/doors, as built unconditioned space to living space. The approximate resulting gross floor area (GFA) to 2,626 square-feet is under the GFA threshold of 3,100 square feet for the subject property.

Applicant Prachi Nandoskar - Remodeling house which includes remodel of existing basement to convert to living space.

Joe Lanery, Architect - Planned as basement remodel to allow access to back yard. The lot slopes down allowing for the remodel of existing space with no change to basement.

Citizens' Comments -

Jon Sarlin - Concerned about construction noise as he works at home. Wants to know length of project and hours of construction. What is his recourse to remediate problems?

Applicant Prachi Nandoskar - Acknowledged they will work with neighbors and believes the project will take four to six months in length

Patrick Tahara - Will confirm building inspection code that limits hours and days of construction. Not a noise ordinance, but an hours of construction limit.

KMAC - Motion to recommend approval of **85 Ardmore (VR21-01044) as it meets the three variance requirements** - (5-Ayes) Patrick Tahara, Lloyd Cowell, Larry Nucci, Melissa Holmes Snyder and Chris Brydon (0-Nayes)

5. 217 Arlington (VR21-01040) – Kensington Public Safety Building Request approval of a Variance and Kensington Design Review application to allow a 13-foot front yard setback (where 20- feet is the minimum) and a 3-foot, 5-inch side yard (where 5-feet is the minimum) for a 345 square- foot, second story addition

Larry Nagel, Board President KFPD - Seismic upgrade to the existing public safety building as the building will not survive a 6.0 earthquake. Converting outside patio to living space for firefighters. Footprint does not change. The space is limited and needs to include code and seismic upgrades and the site cannot accommodate a larger building.

Bill Hansel, General Manager KFPD - Presented project. Original project approved in 1968 and built in 1970. Space limits highlighted in 1997 and building does not support modern fire equipment and accessibility requirements.

Building square footage - 6,133 / Parcel size 10,400 square feet falls within (FAR)

Citizens' Comments -

Augusto Llereno 213 Arlington North side neighbor - Concerned addition will block light from home office

Ken Finney 230 Amherst neighbor directly behind- Sent written notes - Main concern is noise from elevator and other equipment would like it considered during construction. Would like the choices and sound proofing considered.

Minoo Taheri and Robert Becker 220 Amherst Neighbors behind on North - Concerned about sounds and noise from generator and equipment. Also concerned about construction timeline.

Byron and Sacha Kawaichi 219 Arlington Neighbor on the South side - Concerned construction of piers will damage the stability of their house. Also concerned about parking as it is limited, and construction will create an even larger problem. Concerned about air quality and the ability to live in their home during construction.

Jim Watt 286 Grizzly Peak - Concerns - Police are being moved out of the due to space concerns even though space will not be greatly increased for living quarters for fire personnel. Believes office and meeting space a not needed and will increase the number of people in the building. There in now handicap parking space. Does not believe the cost outweigh and exceed the 60% allocation.

Supervisor Joann Gioia - Can they applicant consider an all-electric building and perhaps replace generator with batteries and solar to avoid generator usage, while not legally required should be considered.

Applicants Response, Bill Hansell - Project has followed all notifications and can notify via email for those that sign up on the website. The board believes this is the only realistic option and costs continue to rise.

213 Arlington - Does not know why the cut out was included or if it was to reduce impact on the neighboring property. Does not believe the enclosure will impact view and light.

Shelly Simrin 216 Arlington - Concerned about parking and the impact of piers creating greater instability for neighbors.

220 & 230 Amherst - Dome is for light not mechanical, elevator will be in the center, and mechanical will be within building not on roof. Equipment will. Be modernized, improved to be more efficient and produce less noise and take less space. The project is expected to last 16 months. The improvements are not just seismic but also to remediate the movement of the hill behind and around the building. Construction noise will be closely managed as a public project. Looking to start project this fall with occupancy in 2024

This type of public safety building and drive the construction and seismic requirements. Firefighters will be offsite during project to allow for construction parking. Use of the building has been considered and reviewed with the public. Firefighters have different needs for space than standard residential uses.

Office use will be limited. Parking will open and use reduced with the police services moving to as new location. An accessible spot will be provided for staff. Alquis- Priolo Act does not apply as the envelope will not be changed. The district will consider Supervisor John Gioia's Recommendation.

KMAC -

Lloyd Cowell - This is a community project and Kensington needs the best possible fire services. He does recognize the impact on the neighbors, but we need to ensure the project can move forward.

Larry Nucci - Agrees with Lloyd and believes the project meets the variance requirements. Appreciated the opportunity to improve the equipment

Melissa Holmes Snyder - Feels undone by project, has reviewed the plans and understands the requirements, but is concerned about the costs to the community.

Chris Brydon - Our purview is the Kensington ordinance and the variance requirements

Patrick Tahara - Agrees in general with Lloyd, Larry and Chris that it meet the intent of the ordinance and variance requirements.

Motion to recommend approval of **217 Arlington (VR21-01040) – Kensington Public Safety as it meets the three variance requirements** - (4-Ayes) Patrick Tahara, Lloyd Cowell, Larry Nucci and Chris Brydon (1-Nayes) Melissa Holmes Snyder

6. Motion for adjournment 9:12 PM - (5-Ayes) Patrick Tahara, Lloyd Cowell, Larry Nucci, Melissa Holmes Snyder and Chris Brydon (0-Nayes)

Submitted by Chris Brydon