

KENSINGTON MUNICIPAL ADVISORY COUNCIL

SPECIAL MEETING NOTES - DRAFT

Location: Zoom Call

Tuesday, April 26, 2022, 7:00 PM – Zoom Meeting

Remote meeting, in effect:

1. Roll Call - Patrick Tahara, Lloyd Cowell, Larry Nucci, and Chris Brydon Absent: Melissa Holmes Snyder, Adam Novickas
2. Citizens' Comments – No citizens' comments.
3. Approval of Meeting Notes from April 26, 2022 - Chris made the motion of approving the meeting notes, Lloyd seconded. (4-Ayes) Patrick Tahara, Lloyd Cowell, Larry Nucci, and Chris Brydon (0-Nayes)
4. **23 Kerr (VR21-01015)** Request approval of a Variance and Kensington Design Review application to allow 3 stories (where 2.5 stories is maximum) for a 730 square-foot, upper-level addition and to convert the attached garage to conditioned space. The gross floor area will total 2,666 square-feet (where 2,700 square-feet is the threshold).

Jason Kaldis, architect, described the project in detail. He stated that the proposed project was responding to the topographical sloping challenging site conditions. The project meets the setbacks, parking and the size requirements. The project is below the 35' height limit of the site. The variance request is consistent with the other 3 story variances in the area. Jason mentioned that he met with the neighbors and provided temporary story poles to indicate the extent of the project.

Public Comments

Ellen Shibata, 22 Arlington Avenue, spoke in opposition of the project. She mentioned that when they performed a major remodel to their home in 1978, they were very conscientious of maintaining views for their neighbors and kept their remodel as a low profile. The proposed addition would block solar access/ light to their home and limit views from their great room.

Paul Reif, 22 Arlington Avenue spoke in opposition of the project. He said that the views to the west are blocked and mentioned that the architect noted that the proposed project would be a "broadside" when the architect visited their residence. He believes that it does not conform to the variance requirements which would grant the project a special privilege.

Ashkan Vafai, New York City - 20 Arlington Avenue, spoke on his parents behalf who live at 20 Arlington. They are opposed to the project. He said that the project will block solar access into their home. He mentioned that his father has an office downstairs where there are 5 windows, and the light would be blocked. He presented a photo which showed the solar blockage to the home.

Rachel Elkins, Lake Port, CA – owner of 24 Arlington, is opposed to the project and noted that the project is too large and will block views from their property. She presented a photo rendering of how the proposed project would block the views.

Vida Sarrafan & Hassan Vafai, 20 Arlington, is opposed to the project. The proposed project will block their views and most importantly, block their light access to Hassan's office in the downstairs of their home.

John Newton, 837 Coventry, spoke in opposition of the project. He discussed the project at 1 Highland and described how this project did not block views of the neighbors and the variance did not constitute a grant of special privilege. He provided a diagram showing that the same square footage on the third floor could be accommodated on the property without a third-floor variance condition.

Eyal Gurion, owner of 23 Kerr, spoke in favor of the project. He understands the views and the solar access concerns of the neighbors. He mentioned that his family moved into Kensington about 2 years ago and loves the community. However, their current home does not meet their needs as they are expecting another child this year.

Jason Kaldis responded to all comments and disagrees with their assessments. He believes that the design is faithful to the ordinance and impacts are minimal. He mentioned that the project is like the one on Lamm Court with a 3-story variance.

KMAC -

Chris Brydon believes that there are view impacts but is more concerned that the project does not meet the variance requirements of granting a special privilege. He will not recommend approval.

Larry Nucci stated that the seems to be concerns with views from the adjacent neighbors and variance requirement is not met. He is not in favor of the project.

Lloyd Cowell believes that the variance requirements are not met. There is no substantive reasoning that this project should be granted a special privilege. If the project did meet the variance requirements, he would ask that the applicant install story poles.

Eyal Gurion asked for a continuance. Chris recommended approval of the continuance with Lloyd providing a second. (4) ayes, Chris, Lloyd, Larry, Patrick. (0) naves

5. 189 Purdue (DP22 -03015) The applicant requests a development plan and Kensington Design Review to enclose deck over basement to habitable space resulting in addition of 165 sq. ft., new landscape stairs from sidewalk to house and roof pitch change at rear of existing single-family residence. The approximate resulting gross floor area (GFA) 2,310 sq ft is over the GFA threshold of 2,000 sq ft for the subject property.

Rudolph Wideman, architect, described the project and noted that it is a remodel and an extension of the dining room.

J Bodell, owner, stated that they have lived in the home for 25 years and have repaired leaks, the deck and reroofed the house. \\

Public Comments

Perry, 195 Purdue, spoke in favor of the project.

Leslie Jacoby, 187 Purdue, spoke in favor of the project and has no objections.

KMAC -

Lloyd Cowell noted that there are minimal adjustments and would recommend approval.

Larry Nucci agreed with Lloyd and would recommend approval.

Chris Brydon liked that the applicant spoke to the neighbors about the project prior to the KMAC meeting.

Patrick Tahara agrees with Lloyd, Larry and Chris that it meets the intent of the ordinance.

Chris provided the motion to recommend approval of 189 Purdue, Lloyd second.

(4-Ayes) Patrick Tahara, Lloyd Cowell, Larry Nucci and Chris Brydon (0- naves)

6. Chris motions for adjournment 8:50 PM , Larry second - (4 Ayes) Patrick, Lloyd, Larry, and Chris (0-Naves)