

KENSINGTON MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTES - DRAFT

BUILDING E

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

Tuesday, August 6, 2019 – 7 PM PDT

1. Roll Call – Present: Patrick Tahara, Chris Brydon, Larry Nucci, Lloyd Cowell and Adam Novickas Absent: Melissa Holmes Snyder,
2. Citizens' Comments – Patrick mentioned that Hilltop School will be starting on August 19, 2019.
3. **18 Highgate (DP19-3011)** The applicant requests approval of a Development Plan Kensington Design Review to allow construction of a new 2 story, single-family residence (4,239 gross floor area per the Kensington Ord.) on a vacant lot with a Variance request to allow a zero foot front setback (where 20-feet is the minimum) to allow a bridge/ deck structure to gain access from the street to the front entrance.

Khalif Austin, applicant and Owner, presented the project and stated that he had purchased the property about 2 years ago. He has worked with his architect, Anthony Hall, to design a modern, low profile house which works with the topography and blends into the neighborhood. He explained that he understood the challenges of the site and will be working with a structural engineer to best support the new residence whether piers or a mat foundation.

Patricia Jimenez, 14 Highgate Road, was concerned with how the structure would meet with the street. The street in this area slopes considerably. Mr. Austin replied that there are steps that will connect with the street and would be able to conform with the street. Ms. Jimenez had no further concerns and looks forward to having new neighbors.

Mark Costantini, 16 Highgate Road, wanted to make the applicant to be aware of the concerns of the land in the property but had no objections to the project. Mr. Austin explained that he had the soils report updated after he bought the property.

Anthony Hall, architect, stated that the driveway would be to the North of the house and would be further away from 16 Highgate.

Chris stated that proposed project met the 3 variance findings.

Motion to approve by Chris, 2nd by Larry. Approval: Ayes (5) Chris, Larry, Patrick, Lloyd, Adam

4. Motion to Adjourn at 7:25 pm – Ayes (5) Patrick, Chris, Larry, Lloyd, Adam