

KENSINGTON MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTES - DRAFT

BUILDING E

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

Tuesday, October 29, 2019 – 7 PM PDT

1. Roll Call – Present: Patrick Tahara, Chris Brydon, Larry Nucci, Lloyd Cowell and Melissa Holmes Snyder Absent: Adam Novickas
2. Citizens' Comments – No Comments
3. **120 St. Albans (DP19-3019)** The applicant requests approval of a Development Plan and Kensington Design Review to allow an approximately 326 square foot two-story living space addition to an existing residence. The addition will allow for 4 bedrooms, upstairs and an additional living area on the main level and a rebuilt deck.

Prior to the discussion of the proposed project of 120 St. Albans, a hard copy email dated October 28, 2019 addressed to Melissa Holmes Snyder, was presented to her by Patrick Tahara. In the email, Jillian Blanchard, attorney for the Owners at 118 St. Albans, requested that Ms. Holmes Snyder recuse herself from the KMAC hearing based upon the alleged support of the project by Melissa and promoting the project to the neighbors for their attendance to the October 29th meeting. Patrick Tahara asked Melissa if she had solicited support of the project from the neighbors and whether she agreed with the accusations as noted in the email. Jillian Blanchard presented a list of 35 signatures claiming Melissa Holmes Snyder solicited support for the project at 120 St. Albans. Patrick stated that he could not read the names of the signatures. Ms. Blanchard replied that she had not gathered the list of signatures.

Melissa stated that she did not solicit support of the project from the neighbors. She distributed about 10 or so total notices on St. Albans to adjacent neighbors and adjacent neighbors adjoining the property on Windsor Avenue. She stated that she provided a KMAC notice of the 120 St. Albans to the address at 118 St. Albans. During the distribution of the notices, she did not speak to any neighbors. Patrick asked Melissa if she needed to recuse herself from the discussion of the project. Melissa stated no. Patrick stated that he saw no reason why Melissa should be recused in the discussion of proposed project at 120 St. Albans.

Howard McNenny, architect for 120 St. Albans, presented the proposed project and discussed its history from the initial submission earlier in 2019. The new proposed project shifted the mass of the ground and second floor areas to the south and retained the existing nook and balcony which was adjacent to 118 St. Albans. The living room on the ground floor was enlarged and the new second floor above included a bedroom and bath. Howard presented a diagram showing how the views of the revised design would not impact the views from 118 St. Albans second floor bathroom.

Mr. McNenny stated that the redesign and reconfiguration of the proposed project was in response to the County's rejection of the original design as well as viewpoints stated by the neighbor in the previous KMAC meeting earlier this year. In addition, he stated that he worked with the County, Ruben Hernandez, on the revised design and determined that there was no need for a variance.

Jillian Blanchard, attorney for owners of 118 St. Albans, stated her opposition against the proposed project. Ms. Blanchard said that the views would be severely impacted by the new proposed deck and the new second story structure of 120 St. Albans. She stated that her client would not have any objections and no further requests for hearings would not be needed if the new proposed structure would be placed in line with the west facing existing nook and balcony at 120 St. Albans.

She presented photos of existing views from the master bath and then illustrated by drawing on the photos how the newly proposed project would severely obstruct the views of the Bay Bridge, the San Francisco Skyline and the San Francisco Bay. She contended that the new deck railing on the ground floor and the roof/ structure of the second floor would block out these views. She also disagreed with the County's assessment for the need of variances. She stated that the side yard setbacks were not adequate, and the third story variance would still need to be applied as the existing building has three stories. She asked if KMAC would rule on the variances which she described. Ms. Blanchard also stated that the proposed angled corner window of

the second floor bath at 120 St. Albans should be eliminated as it presents privacy issues to 118 St. Albans.

Nicole Ashar, 118 St. Albans Road, opposes the project and stated that she agrees with all of the viewpoints stated by Ms. Blanchard. She stated that she did not receive the notification from KMAC regarding the meeting on the 120 St. Albans project.

Najar M, 118 St. Albans Road, opposes the project and Ms. Ashar stated that she agrees with opposing viewpoints stated earlier.

Joe Petruziello, 118 St. Albans Road, opposes the project and stated that he agrees with opposing viewpoints stated earlier.

Yijun Yang, 114 St. Albans Road, opposes the project and agrees with the view obstruction.

Donna Breger Stanton, 134 Windsor Avenue, opposes the project. She did not receive notification of the project and questions the rear yard setback dimension of the project. In project years ago when Jim Carmen was the chair of KMAC, her property was impacted by a view obstruction created by construction.

Lloyd Cowell asked the question of how the proposed deck railing would impact the second floor view from the master bath. The proposed deck railing is on the ground floor. Ms. Blanchard replied by saying that the new proposed deck railing would impact views.

Melissa Holmes Snyder wanted clarification on the rear yard setbacks. The plans show 56' from the existing ground floor structure. Mr. McNenny stated that the project is well outside the rear yard setback.

Patrick Tahara clarified KMAC's recommendation on the last hearing which voted 3 (ayes) – 2 (nays) on the design of the project but recommended denial on the variance from the previous application. Patrick responded to Ms. Stanton's concerns about the noticing of the meeting for the project. He stated that her property at 134 Windsor may lie outside the normal KMAC noticing area for this project as it sits on the west side of Windsor and further down the street from the proposed project at 120 St. Albans. He added that if the project does go before a Public hearing at the County, properties located within the County's noticing area will be notified by mail.

Patrick also addressed Ms. Blanchard's comment regarding whether KMAC would review the variance requirements that was raised by her. He stated that KMAC would only be reviewing the description of the project as determined by the County. The County will need to address Ms. Blanchard's concerns regarding variances.

Patrick spoke about the history of the project and described the previous submittal and how it differed from the proposed project. He stated that in the previous submittal, the neighbor's agent of 118 St. Albans, Alex Korn, architect, stated that if the proposed project was shifted away from 118 St. Albans and positioned to the south of the existing nook and balcony, it may be acceptable to the neighbor at 118 St. Albans.

Mr. Tahara distributed photos to the KMAC members of the site visit in January 2019 to view the story poles from the previous submittal. He questioned Ms. Blanchard's illustrations indicating a blockage of the views of the Bay and the San Francisco Skyline. He stated that the proposed structure may block some views to Alameda and the hills to the south of San Francisco. View obstructions from proposed structures which KMAC reviews can be subjective. Based upon his evaluations, he believed that the proposed project at 120 St. Albans addressed the concerns from the previous submittal and did not block the views as described by Ms. Blanchard and neighbor at 118 St. Albans.

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

4. Motion to Adjourn at 8:20 pm – Ayes (5) Patrick, Chris, Larry, Lloyd, Melissa