

KENSINGTON MUNICIPAL ADVISORY COUNCIL

DRAFT

REGULAR MEETING MINUTES

TUESDAY, October 29, 2013

7:00 PM

1. Roll Call of Members Present: Brydon, Holmes Snyder, Cordova, Engberg, Gilfillan

2. Approval of the September 24, 2013 Meeting Minutes: Council discussed amending the minutes to clarify that Cordova was absent from the meeting due to KMAC-related business at the Planning Commission. Cordova made the motion to approve the minutes as amended, Holmes Snyder seconded the motion. Minutes were approved with a 5-0 vote.

3. Citizens' Comments:

Chris Brydon encouraged applications for KMAC's open alternate seat.

4. 1 Eagle Hill Road (DP13-3031) (Continued from Sept. 24, 2013) – RECOMMENDED APPROVAL

Applicant's architect, Ian MacLeod presented the modifications that had been made to the development plan since the September meeting. The plan would allow a proposed remodel and second floor addition to an existing residence that exceeds the allowed gross floor area of 6,100 square feet. The new gross floor area would be 6,505 feet. Based on neighbor and KMAC input, the applicant has modified the location of the balcony, lowered the height and reduced the size and number of windows. Mr. MacLeod explained that he has worked out a design solution with County planning staff to avoid a variance for the number of stories.

Applicant Kristin Myles thanked KMAC members for visiting the site the prior Saturday. She explained that the storage shed would be relocated (consistent with any setback requirements) and she has committed to strategic trimming of the tree canopy to allow additional dappled light as seen from 10 Edgecroft. She stated that she has the support of several other neighbors along Edgecroft.

Alison Brantley (long-term tenant at 10 Edgecroft) – Opposes plan on ground that design modifications do not go far enough with respect to bulk and height. She stated that she appreciated the reduction in window size.

Hillary Goldstine (owner 10 Edgecroft) – Opposes plan on ground that it is still too bulky. She expressed concern that it is the same as two two-story houses.

Jane Kaplan and Andrew Condey (8 Edgecroft) – Opposes plan on the grounds that is out of scale with the neighborhood. They are concerned about night light and construction trucks.

Adam Friedson (long-term tenant at 10 Edgecroft) – Opposes plan and would like a continuance to work on additional modifications to the plan to allow greater amount of light into their yard.

The Council discussed the modifications that were made to the plan and their observations from the site visit. The Council discussed that they would like to see the storage shed moved, shrubbery planted and traffic mitigation applied as conditions. Member Engberg moved to approve the plan with said conditions; Holmes Snyder seconded. Recommended approval 4-0-1 (Gillfillan abstain).

5. 511 Coventry (DP13-3032) – CONTINUED

Applicant Leonard Schwartzburd presented the development plan proposal to legalize a 118 sq. ft. sun room addition, which results in a gross floor area of 4,100 sq. ft. (where gross floor area threshold for the site is 2,800 sq. ft.) Mr. Schwartzburd is also requesting a variance for a 9'0" side yard setback (where 10' is required). He stated that he has the support of neighbors. Mr. Schwartzburd explained that he did not seek approval prior to construction for personal reasons.

There were no public comments on the proposed plan.

The Council discussed the gross floor area threshold and questioned the applicant about whether other homes in the neighborhood also exceed the threshold. The Council explained that it would review the application as if it were being sought in the first instance, prior to construction. Under that test, the Council discussed the possibility of a design solution to avoid the 1' variance. The Council asked the applicant whether the County was certain a variance was required. The applicant requested a continuance to gather more information to support the development plan and variance request. Member Cordova voted to continue the item; Snyder Holmes seconded the motion. Vote 5-0 recommendation to continue the item.

6. 3 Highgate (CV13-0075) – CONTINUED

Applicant Gayle Tapscott presented the request to modify Approved County File MSU-005 to remove condition of approval (COA) #26, which requires the applicant to install a sidewalk. Ms. Tapscott provided historical background of minor subdivision and COA. She explained that there are no other sidewalks on Highgate except for her immediate neighbor at 1 Highgate. She provided photographs and explained that County Public Works staff recently made a site visit to the property and recommended removal of the COA. She stated that it appears that the County made a mistake in requiring the sidewalk.

Joyce DeMoreurio (1 Highgate) spoke against the removal of the condition. She cited safety concerns at the intersection and explained that she would have opposed the subdivision request but for COA #26.

Paul Gilbert-Snyder (810 Contra Costa Drive) spoke against the removal of the condition. He cited concerns about traffic safety at the intersection.

The Council discussed the sidewalk condition and recalled that it was added by the County after KMAC recommended approval of the minor subdivision. Several members queried why KMAC recommendation is needed to remove the COA where the County added the COA without KMAC input. Councilmembers also noted that safety issues are outside KMAC jurisdiction and expertise.

The applicant requested a continuance to investigate why the County is requesting a recommendation by KMAC. Member Cordova moved to continue the item; Holmes Snyder seconded. Vote 5-0 recommendation to continue the item.

7. Consensus to adjourn at 9:30 pm.