

KENSINGTON MUNICIPAL ADVISORY COUNCIL

DRAFT

REGULAR MEETING MINUTES

THURSDAY, November 21, 2013

7:00 PM

1. Roll Call of Members Present: Tahara, Brydon, Snyder, Cordova, Engberg, Gilfillan
2. Approval of the October 29, 2013 Meeting Minutes: Brydon made the motion to approve the minutes with a minor correction to member Snyder's name, Snyder seconded the motion. Minutes were approved with a vote of 5-0-1 (Tahara abstain due to absence at the prior meeting).
3. Citizens' Comments: None
4. **511 Coventry (DP13-3032) – CONTINUED**

Applicant Leonard Schwartzburd presented additional information that he had gathered since the last meeting to support his 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). Mr. Schwartzburd provided written materials, including: (1) a letter of support from an adjacent neighbor; (2) a letter dated May 19, 2013 from a licensed surveyor stating that it is nearly impossible to accurately survey property boundaries because survey monuments do not exist; and (3) data from the County showing the ratio of lot size to livable area for homes within the neighborhood. Mr. Schwartzburd explained that the County's data shows that many homes in the neighborhood also exceed the target floor to area ratio (FAR).

There were no public comments on the proposed plan.

The Council explained that it would review the application as if it were being sought in the first instance, prior to construction. It also summarized the required findings for a variance under County Code section 26-2.2006. Member Snyder stated that she was concerned with the project's conformity with the Kensington Combining District Ordinance due to its high FAR. Other members expressed some level of comfort with the FAR since several other homes in the neighborhood also exceed the target FAR. However, the Council expressed concern with its ability to make the required variance findings since it must review the project as if it had not yet been built. If the structure had not been built, the Council would simply instruct the applicant to push the project back one foot to avoid the variance.

The applicant requested a continuance to investigate whether he could modify the structure to move it out of the setback, thus avoiding the need for a variance. Member Brydon voted to continue the item; Engberg seconded the motion. Vote 5-1 (Gilfillan, no) recommendation to continue the item.

5. County Presentation by Kate Rauch, Staff to Supervisor Gioia

Kate Rauch presented the County's MAC Policies Survey and led a discussion of whether KMAC would be interested in adding a Youth seat as a non-voting member. The Council discussed the potential benefits of adding a Youth seat, both to KMAC and to Kensington high school students. The Council provided direction to Member Tahara to complete the survey questions.

Kate Rauch explained the requirement to prepare an annual report and agreed to prepare the 2013 report with the understanding that KMAC members would prepare future reports.

Ms. Roach provided a brief update regarding scheduling the Board of Supervisors hearing regarding the appeals of the AT&T wireless applications.

6. Consensus to adjourn at 8:30 pm.