

KENSINGTON MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTES - DRAFT

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

Tuesday, February 24, 2015 – 7:00 PM

1. **Roll Call** - Walt, Catherine, Patrick, Melissa & Chris

2. **Approval of the Minutes of January 27, 2015** - Motion to approve - 4 Ayes Walt, Catherine, Patrick and Chris 1 abstention Melissa (Not in attendance at January meeting).

3. **Citizens' Comments** - Lowell Mason - 401 Colusa Ave spoke to provide a preview on a proposed development at the Colusa Circle. The project will provide 5 off-street parking spots to ease concerns about parking. Julie Moore is looking to develop the long empty lot with approximately 5,000 sq. ft. commercial property.

4. **37 Kerr (DP14-3039)** Applicant request approval of a development plan to allow for the demolition of an existing single-family residence and the construction of a new single-family residence. The proposed residence consists of a 3,396 square-foot residence with a 413 square-foot attached garage. The resulting gross floor area is 3,809 square feet, which exceeds the Kensington Combining District threshold or 2,700 square feet. (Continued Hearing)

Lou Dorchich- Project Architect - Modifications to the original design were made to minimize the impact on bulk, mass and size. The project was further modified to eliminate error that presented setback and variance concerns.

Public Comment -

Russell Lee - 22 Kerr Rd. presented letter from adjacent neighbor (35 Kerr Ave). The letter from the neighbor does not support the modified project. The neighbor is concerned about solar access and parking.

Erin Riley - 20 Rincon Rd. does not support the modified project based on size and mass. Erin presented a document including data regarding the scale of other properties in the neighborhood and indicated the project was too large at 26% over the FAR.

Anne Bettelheim - 30 Rincon has had issues with watershed from property, well and a sump pump in slide area. She is concerned that these issues have not been addressed with this project.

Mike Gersick - 28 Kerr Rd. does not support the project as presented.

Lou Dorchich - Project Architect responded to the community feedback indicating that the applicant would be willing to build a smaller project at or below 2,700 square feet and a willingness to further reach out to the neighbors.

Patrick explained the FAR and that it is a community guideline not a requirement and that a variance is not required. In addition, he reiterated that the applicant should reach out to surrounding neighbors for additional feedback.

The applicant, Jacob Saidian, requested an additional continuance to work with the community to develop the property.

Motion to approve the applicants request for a continuance - 5 Ayes Walt, Catherine, Patrick, Melissa and Chris.

5. Discussion of Urban Animal Ordinance with Contra Costa County Planner

Stan Muraoka - County Planner discussed the Urban Farm Animal Study - The Board is considering allowing small farm animals on smaller R2 lots within the County - Chickens, goats and honeybees are being considered. He is looking for community feedback and KMAC. The Planner will look to summarize their finding and present the findings gathered from around the County to the Board. The County is not looking to create a permit process, but instead make it an allowed condition per the County land use policy and manage via regulation.

David Eichorn - 393 Coventry Rd - Appreciated the approach the County was taking to the issue. David provided 100 signatures in support of chickens and bees in Kensington.

General initial community feedback was positive. KMAC will look to see if survey can be extended to the larger community via electronic process or the Kensington Outlook.

6. Adjournment: 8:21 PM