

KENSINGTON MUNICIPAL ADVISORY COUNCIL

DRAFT

REGULAR MEETING MINUTES

TUESDAY, JANUARY 6, 2015

7:00 PM

1. Roll Call of Members Present: Tahara, Snyder, Engberg, Gilfillan (alternate)
2. Approval of the November 25, 2014 Meeting Minutes: Spelling and address corrections were made. Engberg made the motion to approve the minutes as amended, Snyder seconded the motion. Minutes were approved with a 4-0 vote.
3. Citizens' Comments:

Ellen Morrissey M.D. and Oits Rounds, M.D. from Doctors' Hospital in Richmond, made a presentation and requests an endorsement of its 5/8 Shared Commitment Plan, from KMAC. No recommendation from KMAC for endorsement of the plan was made as this item was not on the agenda.

4. **155 Ardmore (DP14-3042) – RECOMMEND APPROVAL**

Applicant is requesting approval of a Development Plan/ Kensington Design Review for the purposes of constructing a 304 sq. ft. addition which includes a 410 sq. ft. second story deck which exceeds the gross F.A.R. for the site (2,700 sq. ft. threshold, 2780.37 sq. ft. proposed).

KMAC members Tahara, Engberg, Cordova, and Snyder visited 161 Ardmore Rd. to see neighbor's impacts, and 155 Ardmore to see the applicant's plans at the site.

Applicant/Owner Shiva and architect Mike Pourzand made a brief presentations, and restated that it was a minimal addition with little impacts to sunlight and privacy on neighbors.

No speakers from the public.

Member Engberg stated that the applicant was willing to place glass guardrail at the deck to better preserve light for the neighbor. Member Tahara asked whether a higher wall at the deck adjacent to the neighboring property would alleviate privacy concerns for project.

Member Snyder made a motion to approve this item with the notion that the deck railing would be glass to better preserve light. Engberg seconded. Motion approved 3-0-1. Ayes (Tahara, Snyder, Engberg,) Abstain (Gilfillan). Gilfillan abstained as he did not visit the site.

5. **1659 Oak View (DP14-3046) –CONTINUED TO ALLOW FOR COUNCIL SITE VISIT**

Applicant requests approval of a Development Plan for a 640 s.f. second story addition to an exiting single-family residence. The addition will result in 2,237 s.f, (where the threshold is 2,100 s.f). The application also includes a variance for 11' front yard setback, (where 20' is the

required minimum), and for a 4'-11" secondary front yard setback to accommodate the second story addition (where 15' is the required minimum).

Applicants/Owners Scott Adler and Lisa Trottier explained that they are 9-year residents in this house, and have a growing family, as they presented the project. Adler explained that a variance is required on the secondary front setback, due to the lot shape on a corner and to allow the addition to continue the existing line of the house upward, and the Development Plan will enable them create a second story bedroom, and to take the home to 2,238 s.f. (138 s.f. above the Small-Lot threshold). They explained they have the support of most neighbors.

Simone Gaddini (217 Ocean Ave)-Neighbor. Opposes the project addition on the grounds of roof views and late afternoon sunlight being blocked. He stated he cannot support any second story addition for this house.

Wright Sherman (1151 Valley Road)- Architect. Explained the design parameters.

Gillian Thackery (30 Ardmore Road)-Former Neighbor (over 14 years ago). Opposes the project on behalf of her former neighbors.

Scott Adler responded to Thackery's questions. He also stated that the next door neighbor that Thackery claimed are opposed, are actually in favor of this project.

Member Engberg made a motion to continue the item to enable a site visit by the council, Tahara seconded. Motion was approved 4-0. Ayes (Tahara, Snyder, Engberg, Gilfillan).

6. Engberg made a motion to adjourn, Snyder seconded. 4-0 vote to adjourn at 8:38 pm.