

KENSINGTON MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTES - DRAFT

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

Friday, July 24 2015 – 7:00 PM

1. **Roll Call** - Walt, Catherine, Patrick, Melissa & Chris
2. Citizens' Comments - None
3. **30 Ardmore (DP14-3044)-Continued To Allow for Resubmittal of Modified Plans**

Applicant had requested Development Plan and Kensington Design review to construct a 828 SF two-story addition on the existing 1,538 single-family residence, and a 450 SF split-level deck.

Applicant Presentation:

A letter from Gillian Thackray, owner of 30 Ardmore was Read by her partner Gregory T. Kuhn, stating that he had contacted and made visits all concerned neighbors, and had moved the back edge of the their addition in by 9' per the Plans submitted to the County in June, but that no changes had been made to their plans since the last meeting.

Public Comment:

Peter Kohn, 22 Ardmore Road, questioned if these were June 3 or June 15 plans? He commented that he suspected some neighbors would be happy tonight, but most would not.

Lesbeth Rodriguez, 17 Ardmore Road, expressed concern that this addition would impact views of the Oak Tree at 30 Ardmore, and was concerned it would decrease their own home value.

Philip Moss; Architect for owners of 26 Ardmore. Described the process as laid out in Gillian's Letter as fictional. He received Gillian's letter on Thursday, stating no more changes had been nor would be made.

Jane Kaplan, 26 Ardmore, requested that they save their view corridor from the kitchen of 26 Ardmore.

Don Bonato, 26 Ardmore Road, stated Gillian did not listen to them.

S. Robert Deiner, Attorney for Jane Kaplan and Don Bonato, said the plans do not show that the back wall of the 2nd story was moved the 9', that was stated in Gillian's letter. ZA Hearing will be August 17, in Martinez.

3. 30 Ardmore (DP14-3044)-Continued To Allow for Resubmittal of Modified Plans Public Comment Continued

Andrea Lingenfelter, 29 Ardmore Road, neither Gillian Nor her architect visited

Neil Henry, 29 Ardmore Road, understood that this time Gillian was to bring her architect when they met at their home, and that did not happen.

David Hertzler: Led to expect Gillian and Archtitect would visit their home. Did not happen.

Board Comment:

Walt: was hopeful with mediation after the last meeting that, compromise would be reached.

Catherine: wanted to the 18" roof drop on the plans.

Melissa: was the one who requested at the last meeting that Gillian call each of these neighbors and meet with them a their homes, to see their perspectives.

Chris: None

Patrick: Clarified SF, Clarified that this project came back to KMC due to neighbor request, at the meeting with the Zoning Administrator.

Motion for Denial of DP 14-3044. Applicant did not meet the standard to defend light and air of neighbors. Ayes (5) Walt, Patrick, Catherine, Melissa & Chris / Nays (0)

4. Adjournment 8:00 PM