

KENSINGTON MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTES - DRAFT

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

Tuesday, July 28, 2015 – 7:00 PM

1. Roll Call of Members Present: Tahara, Holmes Snyder, Engberg, Gillfillan (quorum)

2. Citizens' Comments

Supervisor John Gioia commented that he recognized that KMAC has reviewed many projects recently and held special meetings where necessary. He thanked KMAC members for their service to the community.

3. Approval of Meeting Notes

Approved minutes from April 28, 2015 (4-0) (Ayes: Tahara, Snyder, Engberg and Gillfillan)

Approved minutes from June 30, 2015 (3-0-1) (Ayes: Tahara, Engberg and Gillfillan; Snyder abstain due to absence from that meeting)

4. **148 Highland Blvd. (DP15- 3011)** The applicant is requesting approval of a Development Plan for a Kensington design review to construct an addition of approximately 154 SF and condition the existing basement to livable space that will make the gross floor area, 2,448 SF (where the threshold is 2,100 SF).

Dean Williams, applicant, spoke in support of the project. He stated that the project will convert an unfinished basement into a master bedroom and bathroom. It will also shore up the dining room, which is currently on stilts. Because it will enclose an area that is already covered, it will have minimal or no impact on the neighbors.

Newt Fisher, adjacent neighbor at 144 Highland, spoke in support of the project. He stated that it will have no impact on him.

Recommended approval. Ayes (4) No (0) - Tahara, Snyder, Engberg and Gillfillan

5. **215 Columbia Ave. (DP15- 3012)** The applicant requests approval of a development plan for a Kensington design review to construct an addition of approx. 579 SF to an existing single family residence that will make the gross floor area 2,778 SF (where the threshold maximum is 2,600).

Patrick Marasco, applicant, spoke in support of the project. He described his outreach to the neighbors and visits to five neighbors homes. He stated that they tried to minimize the visual impacts on the neighbors in designing the second story addition. He stated that they considered a subterranean and "side" project addition but rejected them as not feasible.

Wade Skeels, project architect, spoke in support of the project. He summarized the project and presented visual renderings. He described the view impacts on 212 Colgate and stated that they are mitigated due to the natural topography and driveway/setbacks.

Cara Marasco, applicant, spoke in support of the project.

Michael Lasmanis, neighbor at 225 Columbia, spoke in conditional support of the project. He requested story poles.

Sylvia Hacaj, neighbor at 205 Columbia, spoke in conditional support of the project. She has some concerns regarding light impacts, looking south, and also requested story poles.

Terrence Hawley, son of 212 Colgate, spoke in opposition to the project. Mr. Hawley grew up at 212 Colgate and described his elderly parents who currently live in the house. He stated concerns regarding view impacts and property values.

Dorothy Hawley, neighbor at 212 Colgate, spoke in opposition to the project. She described bridge and sunset views from her large living room window and provided historical context.

Recommended continuance until story poles are installed. They hope to make it on the August agenda. Ayes (4) No (0) - Tahara, Snyder, Engberg and Gillfillan

6. 210 Yale (DP15- 3013) The applicant is requesting approval of a Development Plan to construct a 97-square-foot bathroom addition and a 101-square-foot closet addition, which causes the home to exceed the gross floor area threshold for the lot (3,440 square-feet proposed, 2,500 square-foot threshold). The project includes the following variance requests: a) a 3-foot, 7-inch side yard setback, where 5 feet is required; b) a 8-foot, 2-inch aggregate side yard setback, where 10 feet is required; and c) three stories, where 2.5 stories is allowed.

Laura Natkins, project architect, spoke in favor of the project. Her clients are a young couple with a growing family. The project involves finishing attic space for a bathroom and closet and would not change the footprint, or cause any visual impact. The existing structure is nonconforming with respect to setbacks and stories.

Recommended approval. Ayes (4) No (0) - Tahara, Snyder, Engberg and Gillfillan. Variance conditions satisfied due to the lot's steep slope and consistency with other houses in the immediate neighborhood.

7. 2 Westminster (DP15- 3016) The applicant requests approval of a Kensington Design Review Development Plan to allow construction of a 229 SF addition to an existing single family residence which brings the gross floor area (2865 SF) above the threshold triggering a public hearing. (2600 sq. ft.)

Derek Chau, applicant, spoke in favor of the project. The purpose of the project is to expand the existing 7 x 7 bathroom. It would have minimal or no visual impact. There is an empty lot on York behind the house. He spoke to the adjacent neighbor on Arlington who had no concerns.

Recommended approval. Ayes (4) No (0) - Tahara, Snyder, Engberg and Gillfillan

8. 239 Cambridge (DP15- 3017) The applicant is requesting approval of a Development Plan to construct an addition approximately 272 SF and convert 198 SF of crawl space into a garage that will make the gross floor area 2331 SF (where the threshold max of 2000 is allowed.) This application includes a variance to have a 15' (actually 13') front yard setback (where 20' is required.)

Alex Broadwell, project architect, spoke in favor of the project. He stated that the whole house would be re-done, along with the foundation. The project would allow them to get their stairs to code and convert the 2/1 to a 3/2. The owners would like a deck on the garage, which is common in that neighborhood.

Joe Carlson, applicant, spoke in favor of the project. He described the house's current condition and stated that it needs renovation.

Kristin Good, neighbor at 242 Cambridge, spoke in support of the project.

Barbara Perkins, 236 Cambridge, had a question about the variance but supports.

Recommended approval as modified to show the 13 foot setback. Ayes (4) No (0) - Tahara, Snyder, Engberg and Gillfillan. Variance conditions satisfied due to the lot's shape and consistency with other houses with decks in the immediate neighborhood.

9. 84 Norwood (DP15- 3019) The applicant requests approval of a Kensington Design Review Development Plan for purposes of constructing a 54 SF rear yard addition which exceeds the gross floor area threshold for the lot (3000 SF threshold, 3,109 SF proposed). The project also requires a variance for front setback.

Caitlyn Brostom, project architect, spoke in favor of the project. The project is a modest addition to the rear of the house to accommodate a kitchen remodel. They have spoken to all of the neighbors and obtained letters of support from several of them.

Linda Morshed, applicant, spoke in favor of the project. She described outreach to the neighbors, including at 86 and 90 Norwood.

Recommended approval. Ayes (4) No (0) - Tahara, Snyder, Engberg and Gillfillan.

Adjourn at 9:00 p.m.