

KENSINGTON MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTES - DRAFT

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

Tuesday, August 25, 2015 – 7:00 PM

1. Roll Call: Tahara, Holmes Snyder, Engberg, Gilfillan (quorum)
2. Citizens' Comments

Patrick Tahara announced that Kensington Hilltop school is back in session and reminded drivers to use caution in the neighborhoods. He also announced that KMAC would be reviewing its new bylaws at its next meeting.

3. Approval of Meeting Minutes

Approved minutes from July 24, 2015, as amended (4-0) (Ayes: Tahara, Snyder, Engberg and Gillfillan)

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

4. **601 Plateau (DP15- 3020)** The applicant requests approval of a Development Plan and Kensington Design Review to expand on the recently approved Kensington Design Review (KR15-0001). The entire project consists of a conversion of unconditioned to conditioned space in the existing basement, an addition to the main floor of 488 SF for a new bedroom and kitchen expansion, creating a new second story of 1,062 SF and a 154 SF trellis. This will result in a gross floor area of 4,405 SF where 3,501 SF is permitted.

Mark Rogero, owner, presented the project and provided handouts/renditions to the Council and the neighbors. He stated that the project would convert the existing home (2 BR/2 BA) to a 3 ½ BR/3 ½ BA to accommodate his growing family. The project would add 1,930 SF. The lot size is 10,000 square feet. He stated that the project is pushed to the north, and the impacts on the Plateau neighbors would be minimal. He explained that the project was originally a smaller project, without the second story, and that he already proceeded with demolition/construction of the original project before deciding to seek to expand the size of the project through this process.

Gary Cole, neighbor at 608 Beloit, spoke in opposition to the project. He read a letter from neighbors at 303 Grizzly Peak who are concerned with size, bulk, view impacts and privacy. The letter stated that the current home has been in perpetual construction.

Jaret Elbert, neighbor at 608 Beloit, spoke in opposition to the project. She stated concerns with the size of the project, large windows (privacy), bulk and views. She stated that the project does not include enough greenery. She stated that she was only contacted by the applicant about 1 hour before the meeting.

Ms. Elbert read a letter from a neighbor (Veitch family) at 604 Beloit that is opposed to the project. The letter summarized concerns with the project's windows (privacy), views of the canyons, sewer issues, and lack of contact with the neighbors. The letter stated that they do not oppose the smaller (original) version of the project.

Yuval Simani, neighbor at 610 Beloit, stated that he opposes the project for the same reasons as his neighbors. He requested story poles.

Mr. Rogero addressed the statements of his neighbors and requested a continuance to put up story poles.

Council discussion regarding applicable Kensington policies, the fact that no variance is required, additional plantings, and the mechanics of a site visit.

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