

KENSINGTON MUNICIPAL ADVISORY COUNCIL REGULAR MEETING NOTES - DRAFT

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

**Tuesday, September 29, 2015
7:00 PM**

1. Roll Call - Catherine, Patrick, Walter and Chris

2. Citizens' Comments:

Catherine de Neergaard - Concerned about notification process did not receive notification for issue concerning her and or impacting her property. Looking to see if County would mail notice to home owners. Asking how big we want Kensington, concerned about the size of properties approved lately.

David Bergen - Concerned about notification process for KMAC projects. Would like the bylaws changed to include mandatory notification. Concerned about large additions being approved over threshold.

Mabry Bensin - Poor notification of KMAC meetings and limited availability of information on KMAC and process

Celia Concus - Appreciates the volunteer hours provided by KMAC members. Feels the applicant should be encouraged to communicate with neighbors. Concerned about notification and overall process regarding development process in Kensington.

3. Approval of Meeting Notes from August 25, 2015 - Move to approve minute - 3 Ayes Patrick, Catherine and Walter / 0 Nays / 1 Abstain Chris. Chris was not present at the August 25, 2015 hearing.

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 148 Highland - He is looking to improve aging property looking to add master suite, earthquake retrofit and meet current zoning. He believes that the project meets the intent of KMAC overlay ordinance. Project is within the existing envelope and is only adding 154 sq. ft. – he has no intention of providing a second unit.

Knute Fischer – 144 Highland - Strongly supports the project - Believes the project improves the neighborhood and property values.

Robin Burns – 144 Highland - Strongly supports the project and does not believe it will impact her property, but will improve the neighborhood and property values. Received all notifications.

Catherine de Neergaard – 152 Highland Objects strongly to the plans and disagrees with the DCD staff report. Concerned neighbor at 55 Kenyon was not notified and is concerned about impact on her, but believes the resident is out of the country. Believes the property is already too large. Concerned addition could be an illegal second unit.

David Bergen – 670 Oberlin - Objects to the projects bulk and is concerned about the addition being a second unit. Concerned about water runoff on the neighboring property.

Wade Skeels - Architect - Believes the addition is an improvement and increase the usability of the property. Seismic upgrade will increase the safety of the property and neighborhood.

Motion to recommend approval DP15-3011 date stamped May 16, 2015 - Ayes 4 Patrick, Catherine, Walter and Chris / 0 Nays

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). **Continued Hearing**

Patrick Marasco (Applicant) 215 Columbia - Appreciates the neighbors willingness to work with him on the project to provide feedback and improve the project. He has done all they can to modify the project to meet the needs of a growing family and the property they are in. He is proposing a second level addition in a community that has many two story homes. He is looking to shift the second story mass to reduce the impact on neighbors while still accomplishing their family objectives.

The applicant has requested a continuance to work with the neighbors to review the revised project to determine impacts.

Wade Skeels (Architect) - He has worked with the applicant to try to meet their needs while mitigating impact on the neighbors. He has reworked the project again with additional feedback from neighbors and KMAC. The goal of the new design is to mitigate the concerns of the impacted neighbors.

Michael Lasmanis – 225 Columbia - (neighbors to the South)- He is still undecided about providing support of the project and appreciates the applicants efforts to mitigate the impact on his view.

Dale Power – 1 Norwood View- Supports the project and believes the applicant has been very considerate of and is working with his neighbors to achieve a positive end for both his family and the community.

David Yarnell – 218 Colgate - (South neighbor to the rear) - Supports development but is concerned about the impact on his views and appreciates the applicants attempts to modify the project. He would like to see new story poles that represent the new proposal.

Terence Hawley – 212 Colgate - (North neighbor to the rear) - Opposes project and is very concerned about the impact on his parents home and appreciates the applicants willingness to modify the project. He would like to see new story poles to understand the impact of the modifications. He is still opposed to the revised project which was discussed at the meeting , but is willing to review the modifications.

Motion to approve a continuance to allow the applicant to install new story poles and file plans with the County. Ayes 4 Patrick, Catherine, Walter and Chris / Nays 0

6. Adjournment: 8:55