

# KENSINGTON MUNICIPAL ADVISORY COUNCIL

## REGULAR MEETING NOTES - DRAFT

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

**Tuesday, October 27, 2015 – 7:00 PM**

1. Roll Call: Tahara, Brydon, Holmes Snyder, Engberg, Gilfillan (quorum)

2. Citizens' Comments

Mabry Benson commented on the County planning department's public notices.

Catherine de Neergard commented on the Kensington Combining District Ordinance and on public notice.

Chair Tahara and Kate Rauch provided brief responses regarding public noticing procedures and notices to property owners.

3. Approval of Meeting Minutes

Approved minutes from September 29, 2015 (5-0) (Ayes: Tahara, Brydon, Snyder, Engberg and Gilfillan)

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 proposes a gross floor area of 4420 square feet that consists of a conversion of unconditioned to conditioned space in the existing basement, an addition to the main floor for a new bedroom and kitchen expansion, the addition of a second floor, and two trellises. The request also includes variances to the front setback (0 feet where 20 feet is required), right side setback (0 feet where 3 feet is required), left side setback (3 feet where 5 feet is required), and rear setback (1 foot where 3 feet is required) for existing retaining walls constructed without building permits. Continued Hearing.

Ian Read, project applicant (architect), presented the project. He explained that despite the agenda description, the applicant is not requesting a variance at this time. Mr. Read described meetings with neighbors to address concerns regarding privacy, bulk, and compatibility. He described measures to address

neighbors' concerns. He stated that they are proposing to exceed the recommended threshold by approximately 800 SF, and that this is not inconsistent with the neighbors, e.g., next door at 303 Grizzly Peak.

Nancy Newman, 303 Grizzly Peak, spoke in opposition to the project. She stated concerns with property values, view impacts and privacy.

Jaret Elbert, neighbor at 608 Beloit, spoke in opposition to the project. She stated concerns with the size of the project, bulk and views. She also passed out a letter from Celia Concus.

Karen Veitch, neighbor at 604 Beloit, spoke in opposition to the project. She stated concerns with bulk, style, and privacy.

Laura Wilt, neighbor at 609 Beloit, stated that she has no direct impacts but believed that the project was out of character with the neighborhood.

Catherine de Neergard, 152 Highland, commented that the project impacts views and is inconsistent with the Kensington Ordinance.

Yuval Shimani, 610 Beloit, stated concerns regarding the project's bulk.

Mr. Read clarified that the proposal is 3,700 SF of habitable space though the GFA is larger. He commented that the project is not insensitive to views but that its impacts are not to protected views.

Council discussion regarding applicable Kensington policies. Council noted that the story poles were an act of goodwill by the applicant. Several Councilmembers expressed concerns regarding the project's bulk. Discussion regarding 303 Grizzly, which was approved before the Kensington Ordinance was adopted.

Applicant requested a continuance to consider design options.

Recommended continuance. Ayes (5) No (0) - Tahara, Brydon, Snyder, Engberg and Gilfillan

- 5. 0 Lawson/ 158 Lawson (DP15- 3030)** The applicant requests the approval of a Development Plan and Kensington Design Review to construct a new single family residence (approx. 3,493 SF residence, 300 SF parking under deck, 225 SF studio) with a variance to allow 3 stories and a Tree Permit to remove 10 code protected trees on a vacant lot.

Edward (applicant) presented the project. He stated that it is three stories but lower level is the basement. It is located within applicable setbacks. It is a 14,000 SF lot and is well within the FAR.

Michael Chanowitz, 52 Kensington Court, stated concerns regarding views and bulk. He requested story poles. He stated concerns with the 10 foot high ceilings, as opposed to the typical 8 foot high ceilings.

George Luk, 153 Lawson Road, stated concerns regarding privacy, height/view impacts, and parking at the cul de sac.

Namita Brown, 55 ARImont, stated concerns regarding tree removal and soils/slope stability.

The applicant responded to neighbor comments and stated his willingness to put up story poles.

The Council discussed the project, the requested variance, and the benefits of story poles.

The applicant requested a continuance to put up story poles.

Recommended continuance. Ayes (5) No (0) - Tahara, Brydon, Snyder, Engberg and Gilfillan

6. **83 Edgcroft Rd. (DP15-3026)** This item was removed from the agenda. The neighbor requesting the hearing has withdrawn the request.

7. Adjourn