

KENSINGTON MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTES - DRAFT

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

Tuesday, October 25, 2016 – 7:00 PM

1. Roll Call - Chris Brydon, Catherine Engberg, Patrick Tahara and Walt Gillfillan
2. Citizens' Comments – None
3. Approval of Meeting Notes from September 27, 2016 - None to review

4. **19 Kenilworth Drive (DP16-3040)** The applicant requests approval of a Kensington Design Review Development Plan to demolish an existing single family residence and construct a new 3,797 sq.ft. residence with variances for 1) a 16' front yard setback (where 20' is a min.) 2) 3-stories (where 2.5 stories is the maximum) 3) The new residence will exceed the gross floor area threshold (2800 SF).

Applicant -

Howard McNenny, AIA - Single story with basement and penthouse. Will not be largest home in neighborhood. Roof-deck makes it a 3 story home based on County definitions. 3rd story requires variance. Setback variance created by roof overhang of 5 feet to meet title 24 requirements, other homes in the are are built in the front setback. Contemporary design (concrete, metal and wood). Did not speak with neighbors or look to consider view from above. Would be willing to put in story poles to reflect the impact of penthouse (stairway access to roof-deck).

Susan Kung, Applicant - Large family looking to expand home to meet the needs of growing family. Looking to stay in Kensington.

Feedback from public comment - Does not believe the house is as large as the County numbers make it seem. The living space is smaller and County numbers include basement and roof.

Public Comment -

Elyse (23 Kenilworth Ave) - Concerned about privacy and concerned about view from above on Highland. Concerned about construction noise. Concerned about bulk and height

Casey Bowden (16 Highland Blvd) - Concerned about height and view.

Deanna Collis (19 Cowper Ave) - Concerned about privacy and parking with only one car garage with limited parking on the street.

Greg Collis (19 Cowper Ave) - Concerned about privacy and notification to all homes. Would like to see story-poles.

Paige Lee (20 Highland Blvd) - Concerned about view and would like to see story-poles. Did not have a chance to speak with applicant prior to development of plans.

Eric Lee (20 Highland Blvd) - Right behind the subject property concerned about view and story-poles.

Read letter from neighbor Catherine Ortiz - Concerned about view and would like to see story-poles.

Thea Black (11 Kenilworth) - Concerned about view, parking and bulk.

Dorothy Kaplan (26 Arlington Ave) - Concerned about noise from roof-deck, chimney height and parking.

KMAC - Would like to see story-poles to understand the impact on height and bulk. Concerned about 3rd story variance as none exist in the surrounding area. Concerned about privacy with roof-deck. Planner may not be correct on parking as one space does not seem adequate.

Applicant requested a continuance - KMAC recommends approval of a continuance to allow applicant to put up story-poles and discuss project with neighbors. Recommend approval of continuance - Yea (4) Brydon, Engberg, Tahara and Gillfillan / Nay (0)

5. Adjournment - 8:25