

KENSINGTON MUNICIPAL ADVISORY COUNCIL
DRAFT- approved
REGULAR MEETING MINUTES
TUESDAY, November 29, 2016
7:00 PM

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

Tuesday, November 29, 2016 – 7:00 PM

1. Roll Call: Tahara, Brydon, Engberg (quorum)
2. Citizens' Comments –

Patrick Tahara reported that there will be a special KMAC meeting on Dec. 12, 2016 regarding new rules for accessory dwelling units (ADUs).

3. Approval of Meeting Minutes –

Motion to approve minutes of Oct. 25, 2016. 3-0 (Tahara, Brydon and Engberg aye)

4. **19 Kenilworth Drive (DP16-3040)** The applicant requests approval of a Development Plan and Kensington Design Review to demolish an existing single-family residence and construct a new two-story, single family residence that totals 4,515 square-feet in gross floor area (where threshold is 2,800 sq ft). Retaining walls are proposed to create outdoor living spaces. A variance is requested for the extended roof overhang of the residence to have a front yard setback of 140-feet, 8-inches (where 20-feet is the minimum). A Tree Permit is requested to remove 3 code protected trees (between 8- inches and 18-inches in diameter).

Applicant Susan Kang provided background for the project. They removed the third floor deck based on neighbor feedback. She stated that the variance is justified based on other homes having structures within the front setback. She explained efforts to address privacy concerns with neighbors.

Applicant Yung Shin Kang explained that the guest room was designed for his mother who needs special care.

Architect Howard McNenny spoke in favor of the project, and explained the basis for the tree permit (just in case) and stated that the project was under the height limit.

Greg Thomas, 19 Cowper, opposes the variance. He stated concerns regarding privacy and scale.

Emily Su, 16 Highland, supports the project. She stated that the applicant has been respectful of neighbors.

Catherine Ortiz, 18 Highland, supports the project. No view impacts.

Deanna Collis, 19 Cowper, opposes the project. She stated concerns regarding privacy, design, and scale.

Harriet Patton, 11 Cowper, supports the project and the process.

Sara MacDwyer, 20 Kenilworth, supports the project. Applicant has been respectful and has proposes to build into the hill.

Kate Li, 30 Kenilworth, opposes the project. She opposes the variance; only one side has a sidewalk.

Phyllis Green, 15 Kenilworth, is located next door and stated concerns with the deck. She asked for a privacy screen. She also has concerns regarding view/shade impacts of the solar panels.

Elyse, Rosemary & Steve Williams, 23 Kenilworth, oppose the project. They have concerns regarding solar access and privacy.

Dorothy Kaplan, 26 Arlington, supports the project.

Douglas Frazier, 15 Highland, no opinion on the project but spoke as an architect. He offered to look at it more, and applauded the architect for digging into the hillside.

Jeff Dutton, 550 Norvell, El Cerrito, supports the project. He described the process in El Cerrito.

Carmen Crump, 31 Kenilworth, supports the project.

The applicant responded to concerns regarding solar access and privacy impacts.

The Council discussed the project. Chris expressed concerns regarding the Council's ability to make the variance findings for the roof overhang. This is different than a remodel because it is a new structure.

Patrick stated concerns regarding the variance and square footage. He stated concerns regarding the size of utility rooms.

Discussion regarding adding plantings on the south side for privacy. Applicant should consider pulling roof overhang back to avoid variance.

Motion to deny variance (no special circumstances) and recommend approval of the Development Plan conditioned on: (1) privacy screen on north side front deck; (2) retain or replace foliage on north and south sides; (3) low profile solar panels; and (4) reduce overall square footage by 600 sf GFA. Recommend approval of tree permit. (3-0) (Tahara, Brydon, Engberg – aye)

5. **16 Kerr (DP16-3041)** The applicant requests approval of a Kensington Design Review Development Plan for the purposes of demolishing two existing unpermitted sun rooms and constructing a 264 square foot addition to the SW corner of the existing residence. The proposed addition results in a gross floor area of 3,303 sf which exceeds the threshold for the subject lot (3100 sf). The project includes a variance to aggregate side yard (11 feet 9 in proposed where minimum required is 15 ft.)

Lorin Hill, architect, spoke in favor of the project. The existing residence is non-conforming, and the project is proposed to fix existing design issues.

Jeff Dutton, spoke in support. The project will be energy efficient.

Chris recommended approval of DP and variance, in that it meets the conditions for a variance. (3-0) (Tahara, Brydon, Engberg – aye)

6. Adjourn 9:14 p.m.

