

# KENSINGTON MUNICIPAL ADVISORY COUNCIL

## REGULAR MEETING NOTES - DRAFT

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

**Tuesday, August 29, 2017 – 7:00 PM**

1. Roll Call - Julie McCarter, Patrick Tahara, Chris Brydon, Jessica Marantz, and Lloyd Cowell (alternate).
2. Citizens' Comments
  - a. Patrick Tahara: Kensington Improvement Club meeting 10/14 at 10 am. Lloyd Cowell to represent KMAC.
3. Approval of Meeting Notes from July 11, 2017 – postponed as notes are not available.
4. Discussion of County's new Accessory Dwelling Unit (ADU) ordinance relating to lot size. – Supervisor John Gioia presented current draft recommendation for Kensington ADUs that he discussed at recent Board of Supervisors meeting. The recommendation incorporates feedback from the July 11 KMAC meeting. As a next step, the recommendation will be reviewed by the Planning Commission and potentially voted on at the October Board of Supervisors meeting.
5. **245 Willamette Ave (DP17-03027)** The applicant requests approval of a Development Plan with a Kensington Design Review to allow for the construction of a 754 sq.ft. living space addition and a 77 sq ft. deck enclosure to an existing single family residence, which is already over the 2880 sq. ft. threshold for the property. The improvements will result in a gross floor area of 3,272 sq. ft. The project also includes the enlargement of a deck, new roof deck and garden with stairway access.

Note: the above estimated square footage of the current property as well as the proposed improvements was increased in a subsequent email by the county planner. Applicant estimates that square footage of improvements may be several hundred more than listed above. Square footage to be confirmed by a site visit.

Applicant – Larry Downes (245 Willamette) – described improvements to the property, including safety improvements, and how the planned improvements minimize impact on neighbors. He provided 4 letters of support from neighbors: Keiko Yamanaka at 223 Willamette; Eloise Fox at 235 Willamette; Marcia Crawford at 150 Purdue Ave; and Dorothy Parker at 144 Purdue Ave.

Public Comments – Adam Novickas (239 Willamette) expressed support for the improvements.

KMAC – Recommend approval of DP17-03027 (7/3/17). 5 Ayes (Brydon, Tahara, Marantz, Cowell and McCarter). 0 Nays.

6. **407 Berkeley Park Blvd. (DP17-03033)** The applicant requests approval of a Development Plan with a Kensington Design Review to allow a second story addition, enclose the front porch, and expand the footprint toward the rear yard. Total gross floor area proposed is 2,376 sq. ft. (where 1,900 sq. ft. is the Kensington threshold). A variance is requested to allow a 14' front yard setback (where 20' is the minimum) to enclose the front porch on the main level and the front portion of the new second story.

Note: Kensington threshold for the property may be 2,000 sq. ft (vs. 1,900 sq. ft. noted above) as the applicant stated that the lot size is 3,805.

Applicant – Lea Shikuma (407 Berkeley Park Blvd.) described improvements that will convert the property to a 3 bedroom, 2 ½ bath. There is minimal impact to neighbors (commercial property is adjacent). Lea provided a note of support for the improvements that was signed by 11 neighbors.

Public Comments – None.

KMAC - Recommend approval of DP17-03033 (8/1/17) as it meets the land use and variance requirements. 5 Ayes (Brydon, Tahara, Marantz, Cowell and McCarter). 0 Nays.

7. **150 Arlington (MS17-0005)** The applicant proposes a two parcel minor subdivision in the Kensington area.

Applicant – James Kon (150 Arlington) explained that he currently owns 2 parcels (2 APNs) and wants to redraw the line between them. With the line redrawn, his house will be entirely within 1 of the 2 parcels.

Public Comments – Mark Lorenz (147 Arlington), Kirk Frye (33 Sunset Drive), Bob Yuan (160 Arlington), Bill Hardigzer (31 Sunset Drive). All expressed concern about future development on the second parcel. Concerns included loss of privacy, impact on trees, environmental impact on drainage/stream, traffic impact.

KMAC – Patrick explained that the issue before the KMAC was the redrawing of the parcel line. Any potential future development would be subject to various reviews and public comment processes. Recommend approval of MS17-0005 (8/2/17). 4 Ayes (Brydon, Tahara, Marantz, and McCarter). 0 Nays. 1 Abstention (Cowell).

8. Adjournment – 8:37 pm.

**Jessica Marantz**

KMAC Member