

# KENSINGTON MUNICIPAL ADVISORY COUNCIL

## REGULAR MEETING NOTES - DRAFT

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

**Tuesday, October 24, 2017 – 7:00 PM**

1. Roll Call - Patrick Tahara, Jessica Marantz, Julie McCarter, and Lloyd Cowell (alternate).
2. Citizens' Comments
  - a. Patrick Tahara mentioned upcoming KMAC special meeting on December 5<sup>th</sup> to discuss short-term rentals.
3. Approval of Meeting Notes from September 26, 2017 – approved with 3 Ayes (Marantz, McCarter, Cowell). 1 abstention (Tahara).
4. **29 Windsor (VR17-1032)** Applicant request Kensington Design Review approval for 87 sq. ft. addition on garage level, 163 sq. ft. on the main level and a new 490 sq. ft. upper level with variance approval to allow 3 ½ stories where 2/1/2 stories is the maximum. Total gross floor area is 2220 sq. ft where 2600 sq. ft. is the threshold.

Applicant – Derrick Wu, architect, described the improvements to the property, which include an additional story and direct access to the garage. Sebastian Ong, property owner, stated that the improvements to his house would be in alignment with other neighboring properties.

Public comments – Four neighbors (including Lizbeth Langston on behalf of Evelyn Langston at 31 Windsor and Russell Prange at 27 Windsor, Felicia Layser Robertson, 30 Kenyon, Kathleen Leake, 36 Kenyon) raised questions and concerns about the impact of the project on their views, privacy, and access to sunlight.

KMAC – KMAC members expressed concerns about the potential impact to neighbors on views and privacy. Patrick suggested that story poles be erected to help neighbors visualize the impact. Because the neighbors of 29 Windsor were not provided with adequate notice of the 10/24 KMAC meeting, this agenda item is continued to a future KMAC meeting. Patrick will be in contact with the applicant to determine next steps for story pole review and meeting timing.

Note: the phone number for John Gioia's office on the distributed notice does not appear to be a working number. Patrick to follow up and revise future notices if so indicated.

5. **114 York (DP17-03042)** The Applicant requests a Kensington Development Plan to construct approximately 223 square feet of interior additions, a 131 square-foot balcony, a 141 square-foot deck, and structural foundation improvements. The residence Gross Floor Area will increase from 2,475 square feet to 3,179 square-feet.

Note: the above estimated square footage of property improvements appears to add 495 square feet, taking the total square footage to 2,970 vs. the 3,179 noted above.

Applicant – The architect, Robert Wolf, on behalf of the property owner, described improvements to the property that are mainly within the existing property footprint.

Public Comments – Helen Bean (118 York) provided a written statement and accompanying comments that detailed her concern about the impact of the proposed balcony on her privacy. She stated that she and the property owner had reached a verbal agreement to limit the length of the balcony so that it terminates 7 feet from the southern face of her home. The architect stated that he would honor this agreement.

KMAC – Recommend approval of DP17-03042 (date stamped 9/27/17) with the condition that the plans be altered so that the rear balcony terminates 7 feet from the southern side of the house facing 118 York. 3 Ayes (Tahara, Marantz, and McCarter). 1 abstention (Cowell).

6. Communication Process between KMAC members and the Community – KMAC discussion that community questions are best directed to John Gioia's office or to Aruna Bhat, zoning administrator.
7. Adjournment – 8:40 pm.

**Jessica Marantz**

KMAC Member