

KENSINGTON MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING AGENDA

CONFERENCE ROOM, COMMUNITY CENTER 59 ARLINGTON AVE.

The Community Center is wheelchair accessible. KMAC will provide reasonable accommodations for persons with disabilities planning to attend who contact Supervisor John Gioia's office at 510-231-8686 at least 24 hours before the meeting.

**Tuesday, November 28, 2017
7:00 PM**

1. **Roll Call** – *Jessica Marantz, Patrick Tahara, Julie McCarter, Christopher Brydon, Melissa Holmes Snyder, Lloyd Cowell*
2. **Citizens' Comments** – *Robin Noda - Received notice but could not find documents at library per notice. County Community Development contact was not available as planner was on vacation and then not helpful when reached. She did not reach out to Supervisor John Gioia's office.*

Next Tuesday, December 5th there will be a KMAC meeting at the community center to discuss "short term" rental considerations for the community.

3. **Approval of Meeting Notes from October 24, 2017** – *Recommend Approval – Ayes, Marantz, Patrick Tahara, Julie McCarter – Nays (0) - Abstain*
4. **Update on Commercial Property County Project Review** – *Follow up on Exxon remodel meeting at County attended by Jessica Marantz representing KMAC and Kensington Community. Remodel of Exxon station on the Arlington was approved at the County level without KMAC nor Community review. County agreed to provide notification per the current KMAC residential notification process in the future. Recommendation currently being reviewed in draft form at County level.*
5. **107 Ardmore (DP17-03038)** *The Applicant requests approval of a Kensington Design Review Development Plan to allow an approximate 138 sq. ft. addition and a new deck. Total gross floor area proposed is 3079 (where 2700 sq. ft. is allowed). Project also includes variance request for a 3rd story (where 2 and ½ stories are allowed).*
 - a. **Applicant** – *Noah Kahn architect and applicants Jim Marks and Edna Warnecke – Remodel and seismic upgrades to existing property. Moving of wall at entry to improve seismic alignment creates 3rd story as it overhangs existing two lower stories. Floor area is and 3rd floor condition already existing. Several other properties on Ardmore have this same existing conditions. At no point does the structure exceed the County height limit.*

- b. Community** – *No comments*
- c. KMAC / Recommendation** – *Motion to recommend approval of (DP17-03038) date stamped September 7, 2017 as it meets the requirements of a variance and land use intent. Ayes (6) - Jessica Marantz, Patrick Tahara, Julie McCarter, Christopher Brydon, Melissa Holmes Snyder, Lloyd Cowell - Nays (0)*
6. **135 Arlington (DP17-03044)** The Applicant requests approval of a Kensington Design Review Development Plan to allow an addition to an existing residence that will exceed the FAR for the Kensington Combing District. The project also includes a request for approval of a variance to allow a 2’-8” side yard setback, and a variance to allow 3 stories where 2 -1/2 is allowed.
- a. Applicant** – *Stacy Janoff applicant and Cecil Lee looking to expand existing property to support growing family and expansive music collection. Addition to include master bed, bath, music room and lower level room for in-law unit. Lot 7,200 sq. ft. Current floor area 1,801 sq. ft. / proposed 4,711 sq. ft. / FAR 2,900 sq. ft. / Increased sq. ft. 2,910. Adding music room and additional space above existing two stories which creates a 3rd floor. Talked with and tried to communicate with surrounding neighbors, but did not reach all of them. Applicant requesting continuance to review design based on feedback from KMAC. Applicant will consider story poles for next design review to help consider impact on bulk, size and height.*
- b. Community** – *Robin Noda, neighbor concerned about size of the addition, believes it is larger than other properties on that side of the street. Believes that the doubling of property is excessive. Did not get a chance to review plans for project in advance would have liked more time to review. Does not feel comparable properties are on larger parcels.*
- Two letters of support from neighbors at 150 Arlington and 131 Arlington in support of proposed development.*
- c. KMAC / Recommendation** - *Concerned about square footage and 3rd story addition and not in alignment with Kensington Ordinance. Motion to recommend approval of a continuance for (DP17-03044) date stamped October 17, 2017 to evaluate KMAC feedback. Ayes (5) Jessica Marantz, Patrick Tahara, Julie McCarter, Christopher Brydon, Melissa Holmes Snyder - Abstain (0) Lloyd Cowell Nays*
7. **7 Highgate Court (DP17-03046)** The applicant requests approval of a Kensington Design Review Development Plan for an exterior remodel, which includes new skylights and kitchen exhaust fan, replacement of existing glazing and sliding doors, the addition of new windows, and new roof and insulation. No addition to the Gross Floor Area is proposed.
- a. Applicant** – *Jeremy Stone applicant and Joram Altman architect are not looking to expand house, but to improve residence to code, increase natural light and insulation. Skylights are raised to block impact of direct light and center towards the middle of the property. Adding trellis to reduce sunlight and improve privacy. Replacing all windows to include tempered glass. Met with neighbor regarding skylights and reduced height to minimize impact on neighbor reduced from 36 inch to 18 inch rise.*

- b. **Community** – *Laszlo Somogyi, neighbor across the street is in support of the improvements on the property. Believes the 18 inch skylight rise is a reasonable accommodation.*

Letter of support of property from neighbor at 25 Highgate

- c. **KMAC / Recommendation – Motion to recommend approval of (DP17-03046)** date stamped October 25, 2017 - *Ayes (6) Jessica Marantz, Patrick Tahara, Julie McCarter, Christopher Brydon, Melissa Holmes Snyder and Lloyd Cowell – Nays (0)*

8. Adjournment – 8:46 p.m.