

# KENSINGTON MUNICIPAL ADVISORY COUNCIL

## REGULAR MEETING NOTES - DRAFT

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

**Tuesday, December 5, 2017 – 6:30 PM**

1. Roll Call - Patrick Tahara, Jessica Marantz, Julie McCarter, and Lloyd Cowell (alternate).
2. Citizens' Comments - None
3. **Approval of Meeting Notes from November 28, 2017** – *Recommend Approval – Ayes – Brydon, Cowell, Tahara, McCarter, Marantz. Nays (0). Abstain (0)*
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. (continued hearing) –**
  - a. **Applicant** – *Sebastian Ong spoke in favor of his project, Believes the request is a modest expansion, in line with his neighboring houses, and too expensive to go to the side of the home for the expansion. Looking to raise his family in Kensington and needs the space in the home to do so.*
  - b. **Community** – *Kathleen Leake (neighbor behind 29 Windsor), 36 Kenyon – opposes project due to view being blocked from outside lower level patio.*
  - c. **KMAC** - *conducted site visit on Saturday 12/3/17. Saw story poles set up at 29 Windsor. Toured 31 Windsor, 30 Kenyon and 36 Kenyon. While the view is partially compromised from outside lower level patio, view remains in tact from inside the home, from all levels, including basement level, which is slightly more elevated than lower patio area. Patrick read email from neighbor at 31 Windsor who could not attend but was not opposed to project, as well as notes from Melissa Holmes Snyder, KMAC member who could not attend meeting.*
  - d. **KMAC / Recommendation** – *Motion to recommend approval of (VR17-1032), date stamped September 5 2017 as it meets the requirements of a variance and land use intent. Ayes (4) – McCarter, Tahara, Cowell, Brydon. Nays (0). Abstain (1) – Marantz.*
5. Discussion of Short Term Rentals - Supervisor John Gioia - Start around 7 pm.
  - a. Approximately 14 speakers, followed by KMAC discussion. About 25 attendees. Most people expressed support for allowing residents to do short-term vacation rentals as long as measures are in place to mitigate problems. Strong but not unanimous support for owner-occupancy requirement; support for charging fees and taxes, a county registration-monitoring system, funded by fees charged; prohibiting special events such as weddings; parking requirements or a variance after review. Some support for a discretionary process requiring public review before approving the use. Some support for an annual limit on rental days, such as

90 days. Some felt this isn't necessary for well-run rentals. A few speakers oppose all short-term rentals in Kensington, citing bad experiences or existing problem properties. A few people already operating short-term rentals spoke about how well it's going and how the income allows them to stay in their homes. Rep from KPOA presented results of its survey showing majority of respondents don't want to live near accessory units that are used for short-term vacation rentals. KPOA survey focused accessory dwellings only. KMAC discussion focused on broad policy for all short-term rentals, not specifically in accessory dwellings. No KMAC vote.

6. Adjournment – 8:53 PM.

**Julie McCarter**

KMAC Member