

# KENSINGTON MUNICIPAL ADVISORY COUNCIL

## REGULAR MEETING NOTES - DRAFT

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

**Tuesday, March 27, 2018 – 7PM**

1. Roll Call – Chris Brydon, Patrick Tahara, Lloyd Cowell
2. Citizens Comments: None.
3. Approval of Meeting Notes from January 9, 2018 – Recommended approval (3) Ayes Tahara, Brydon and Cowell Nays (0)
4. Framework for Regulating Cannabis in Unincorporated CCC – Ruben Hernandez from the County Planners office discussed the current state of regulation of cannabis in the County and Unincorporated County. The County is currently conducting research regarding community input regarding regulation with the goal of creating a ballot measure for the November ballot. Information including a community survey can be found on the County website or by contacting Ruben Hernandez at 925-647-7775.
5. **41 Highland (DP18-3012)** Applicant requests approval of a Kensington design review Development Plan to allow an approximate 36 sq. ft. elevator addition. Total gross floor area proposed is 3,958 sq. ft. (where 2,800 sq. ft. is allowed). Project also includes a variance request for an approximately 18 foot front yard setback (where 20 feet is required.)

The applicant, David Lincer, presented the project for a residential elevator to provide wheelchair access to the first floor of their property via the garage. Mr. Lincer stated that the elevator is being proposed so that the residents of the property can have access to their house to accommodate for mobility issues. The elevator location was also chosen to provide easier access to the first floor of their home and a minimal elevator size was chosen to reduce the size of the footprint on the property. The applicant did not have any specifications on the noise which would be generated from the elevator but sound mitigating measures such as insulating the walls of the elevator structure to lessen any noise impacts. Story poles are being erected on the site to show the outline of the structure.

Leung Yee, owner of 43 Highland, spoke in opposition to the proposed project. He believes that the project will obstruct light and solar access to his property. He also believes that the structure is incompatible with the general character of the neighborhood. He also raised issues that the proposed structure will obstruct the views of his property and was concerned that the elevator will generate excessive noise. He believes that a stair access system would be a better approach.

Betty Eng, owner of 43 Highland, spoke in opposition to the proposed project and agreed with Mr. Yee assessment. She also spoke for neighbors, Amir and Soraya Kelardashti

of 37 Highland, who believed that their view and solar access to their property would be obstructed. Ms. Eng referred to Mr. Lee as providing access to the property.

Jim Lee, 2634 Fulton Street, Berkeley, also spoke in opposition to the project.

Severin Oliver, 1428 Stannage, spoke in favor of the project. He is a contractor and stated that soundproofing could be added to lessen any noise impacts.

The applicant requested a continuance to allow for the construction and review of story poles to address view and light concerns raised by the adjacent neighbors at 37 and 43 Highland. 3 ayes, Brydon, Tahara and Cowell. 0 naves.

6. Adjournment – 8:45 p.m.

**Chris Brydon/ Patrick Tahara**

KMAC