

# KENSINGTON MUNICIPAL ADVISORY COUNCIL

## REGULAR MEETING NOTES - DRAFT

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

**Tuesday, April 24, 2018 – 7PM**

1. **Roll Call** – *Melissa Holmes-Snyder, Lloyd Cowell, Julie McCarter, Patrick Tahara*
2. **Citizens' Comments** – *(Patrick) next month's KMAC meeting will have 3 applicants, 1 potential tour prior to the May meeting, Patrick will schedule offline with KMAC members.*
3. **Approval of Meeting Notes from March 27, 2018** - *On hold for May 29<sup>th</sup> meeting, when Chris Brydon is in attendance. Notes are posted on John Gioia's website but pending final KMAC approval.*
4. **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.) Continued hearing.**

*The applicant, David Lincer, provided feedback on why a suggested chair lift would not work due to weather challenges and wheelchair transport. Recapped the size of the elevator, 40" W x 54" D (inside dimensions) that cannot be further reduced due to mechanical components. The elevator will take 45 seconds to get from the ground level to entry level of the home. All mechanisms are housed inside the elevator and the loudest point would be inside the elevator itself, minimal noise would be heard outside. Roofline could be reduced approx. 1 ft, without impact to elevator, to match current roofline and slope of home.*

*Betty Eng, 43 Highland, spoke in opposition to the project. Offered the compromise of a chairlift idea. Voiced concern on behalf of neighbors Amir and Soraya Kelardashti at 37 Highland, who were unable to attend the meeting.*

*Jim Lee, 2634 Fulton Street, Berkeley, spoke in opposition to the project. Concerned with noise, and size of elevator, would it be too small and would result in multiple uses/trips to transport the family from street level to house entry.*

*David Lincer spoke in response to concerns and said that he would achieve the noise threshold of 60 decibels at the property line, post construction.*

*KMAC Recommendation: Motion to recommend approval of DP18-3012, date stamped February 20, 2018, a proposed addition of an enclosed elevator to be consistent with county standards for noise, inclusive of a variance of a 2 foot intrusion of front setback and recommend adjusting the roofline to*

*be consistent with current house roofline slope. Motion made by Melissa Holmes-Snyder, seconded by Lloyd Cowell. Ayes (4): McCarter, Tahara, Cowell, Holmes-Snyder. Nays (0).*

5. Adjournment – 7:52PM.

**Julie McCarter**

KMAC