

KENSINGTON MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTES - DRAFT

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

Tuesday, May 29, 2018 – 7PM

1. Roll Call

7:02 PM: Patrick Tahara, Chris Brydon, Lloyd Cowell, Julie McCarter.

2. Citizens' Comments

Patrick: 135 Arlington was on the agenda for tonight, but they requested to postpone until the June KMAC meeting.

Mike Gersick: Noticing no representation from the County, why is that? PT: we are part of the county, appointed by John Gioia. We serve as Advisory Counsel, we do not approve or deny projects, merely send our recommendations, which the Zoning Administrator would use during the County review of the project.

3. Approval of Meeting Notes

March 27 2018 Meeting Notes: McCarter motion to Approve. Brydon second. Ayes (4): Tahara, Brydon, Cowell, McCarter. Nays (0).

April 24 2018 Meeting Notes: Tahara motion to Approve. McCarter second Ayes (3): Tahara, Cowell, McCarter. Nays (0). Abstain (1): Brydon

4. **29 Windsor (DP18-3015)** Applicant request Kensington Development Plan to allow the construction of a 655 square foot upper level bedroom and bathroom addition and a new 34 square foot covered entry from the garage.

Derrick Wu, 29 Windsor Ave: original application withdrawn due to County denial of the third story that was being created due to the direct access from garage to house. Plans have changed to eliminate the third story, and direct access. To solve for entry into the home, they would like to add a covered walkway from Garage to home, which would reduce the addition to 2.5 stories.

Kathleen Leake, 36 Kenyon Ave: question regarding height, which is now 1 foot, 5 inches higher than original approved plans, with same location, project proposal is 24' 9" at

top height, which is within height limit of 35'. Spoke in opposition to the project, due to limiting views from yard.

Chris Brydon: recommend approval of 29 Windsor, application DP18-3015 plans date stamped April 12 2018, pending updated measurements on proposed side elevation page A4, to add 1'5" to new measurement of 4'7-1/2", addition not to exceed 24'9" in height at grade level. Cowell seconded motion. Ayes (4): Cowell, Tahara, McCarter, Brydon, recommend approval of DP18-3015 Nays (0).

5. **20 Kerr (DP16-3034)** The applicant requests approval of Development Plan for a Kensington Design Review to convert 472 square-feet of crawl space into conditioned space and to turn the garage into a home workshop/office. The project also includes relocating the existing curb-cut to build a new driveway that will lead into the rear yard to accommodate the two required off-street parking spaces (that meet the required setbacks). In addition, the project includes re-locating the front entry, adding a covered porch area, and adding 170 square feet of covered deck to the lower floor. The proposed modifications will result in a gross floor area of 3,680 square-feet, which exceeds the threshold for the subject property of 2,900 square feet.

Mike Pourzand, 79 Arlington: project has been in work since since 2008 in various iterations. Last set of plans was approved by County, but bypassed the KMAC process. Looking to move curb cut, driveway and garage access from approved plan location to opposite side and back of house. This move would give them increased living square footage.

Russell Lee, 22 Kerr Avenue: approved original design, but now opposing new design. Concerned over impact of parking with moving curb cut/garage to back of house. Concerned about # of off street parking reducing from 4 originally (2 garage, 2 driveway) to 2 in new rear driveway. Concerned over drainage plan and flooding onto their property. Heritage Oak roots also in close proximity to proposed new curb cut/drive and pavement.

Russell also presented a letter on behalf of the Baldocchis, 35 Kerr Avenue, who oppose the project changes due to square footage changes as well as parking constraints.

Ross Bauer and Liz Keefe, 24 Kerr Avenue: spoke in opposition to the project, parking concerns and size of project.

Mike Gersick, 28 Kerr Avenue: spoke in opposition to the project, parking constraints on street.

Mike Pourzand response: drainage issues are short term impact, will maintain 2 off-street spots in front, in addition to back driveway, will bring in arborist to protect Oak tree to pave drive.

Kathy Lee, 22 Kerr Avenue: spoke in opposition to the project, and process around approvals by county vs. what has been built.

Mike Pourzand requests a continuance of the hearing at 20 Kerr Avenue, project DP16-3034, pending a site visit.

Chris Brydon recommend a continuance of DP16-3034, 20 Kerr Avenue, pending a site visit. Ayes (4), Cowell, McCarter, Tahara, Brydon. Nays (0).

Continued hearing to June 26th meeting. Site visit tentatively scheduled for Sunday June 24th.

6. Adjournment

McCarter motion to adjourn at 9:15PM. Brydon seconded. Ayes (4) McCarter, Cowell, Bryant, Tahara.