

NOTICE OF PUBLIC HEARING



Kensington Municipal Advisory Council (KMAC)

Regarding: 215 Trinity – Kensington, California

Date and Time of Hearing: Tuesday , May 31, 2022, 7 pm

Location of Hearing: Via Zoom

Copy this link in your browser.

<https://ccccounty-us.zoom.us/j/88182068426?pwd=TGZsNXowbmVlakFRU3N2NjBsa3hnZz09>

Password: 356708

Call in: 888 278 0254 or 214 765 0478 **Conference code:** 445147

For Help with Remote Access: email Robert Rogers – robert.rogers@bos.cccounty.us

Purpose of Hearing: Variance review

Dear Kensington Homeowner:

The Kensington Municipal Advisory Council (KMAC) is charged with the responsibility to review applications for building permits that fall within its jurisdiction and make recommendations for approval or denial to the Contra Costa Community Development Department (CCCDD). As part of this process, neighbors who may support, oppose or simply desire more information regarding the planned construction project are encouraged to attend. The purpose of the public hearing is to determine if the proposed construction project is to be recommended for approval or denial by KMAC to CCCDD. If you plan to appear and support or object to this proposed plan, you should plan on presenting evidence (either documents, pictures or an oral presentation) to support your position.

Under the existing Contra Costa County Ordinances, KMAC is authorized to review planned improvements to real property in any of the following areas. If a box is checked next the provision below, then such ordinance provision is applicable to the subject property. The application is as follows:

215 Trinity (DP22-03014) The applicant seeks approval of a development plan for a proposed 332 SF addition to an existing single family residence in the Kensington area. the addition results in a gross floor area of 2,455 SF which exceeds the 2,000 SF threshold requiring public hearing.

A set of drawings are available for review under Supervisor John Gioia's website under KMAC.

Chap. 82-74.2 (Kensington Combining District). KMAC will review new residential development to provide reasonable protection for existing residences in regard to views, design compatibility (including bulk, size, and height), adequate parking, privacy and access to sunlight, as determined by the provisions within the ordinance.

Chap. 26-2 and 82.6 (Variance from Zoning Requirements). KMAC will review requests for variances from applicable zoning requirements to determine whether the requested variance places the property owner in parity with other similarly situated property owners, due to the fact that particular shape, topography or other unique factor does not allow the zoning requirements to be met. A variance may not grant a special privilege, inconsistent with the limitations upon other properties in the vicinity.

For additional information: Contra Costa County Supervisor John Gioia's office at 510.942.2220, or robert.rogers@bos.cccounty.us (Attention KMAC in subject line) or Community Development Dept: 925.655.2700