

KENSINGTON MUNICIPAL ADVISORY COUNCIL

REGULAR MEETING NOTES - DRAFT

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

Tuesday, July 28, 2015 – 7:00 PM

1. Roll Call of Members Present: Tahara, Holmes Snyder, Engberg, Gillfillan (quorum)

2. Citizens' Comments

Supervisor John Gioia commented that he recognized that KMAC has reviewed many projects recently and held special meetings where necessary. He thanked KMAC members for their service to the community.

3. Approval of Meeting Notes

Approved minutes from April 28, 2015 (4-0) (Ayes: Tahara, Snyder, Engberg and Gillfillan)

Approved minutes from June 30, 2015 (3-0-1) (Ayes: Tahara, Engberg and Gillfillan; Snyder abstain due to absence from that meeting)

4. **148 Highland Blvd. (DP15- 3011)** The applicant is requesting approval of a Development Plan for a Kensington design review to construct an addition of approximately 154 SF and condition the existing basement to livable space that will make the gross floor area, 2,448 SF (where the threshold is 2,100 SF).

Dean Williams, applicant, spoke in support of the project. He stated that the project will convert an unfinished basement into a master bedroom and bathroom. It will also shore up the dining room, which is currently on stilts. Because it will enclose an area that is already covered, it will have minimal or no impact on the neighbors.

Newt Fisher, adjacent neighbor at 144 Highland, spoke in support of the project. He stated that it will have no impact on him.

Recommended approval. Ayes (4) No (0) - Tahara, Snyder, Engberg and Gillfillan

5. **215 Columbia Ave. (DP15- 3012)** The applicant requests approval of a development plan for a Kensington design review to construct an addition of approx. 579 SF to an existing single family residence that will make the gross floor area 2,778 SF (where the threshold maximum is 2,600).

Patrick Marasco, applicant, spoke in support of the project. He described his outreach to the neighbors and visits to five neighbors homes. He stated that they tried to minimize the visual impacts on the neighbors in designing the second story addition. He stated that they considered a subterranean and "side" project addition but rejected them as not feasible.

Wade Skeels, project architect, spoke in support of the project. He summarized the project and presented visual renderings. He described the view impacts on 212 Colgate and stated that they are mitigated due to the natural topography and driveway/setbacks.

Cara Marasco, applicant, spoke in support of the project.



Michael Lasmanis, neighbor at 225 Columbia, spoke in conditional support of the project. He requested story poles.

Sylvia Hacaj, neighbor at 205 Columbia, spoke in conditional support of the project. She has some concerns regarding light impacts, looking south, and also requested story poles.

Terrence Hawley, son of 212 Colgate, spoke in opposition to the project. Mr. Hawley grew up at 212 Colgate and described his elderly parents who currently live in the house. He stated concerns regarding view impacts and property values.

Dorothy Hawley, neighbor at 212 Colgate, spoke in opposition to the project. She described bridge and sunset views from her large living room window and provided historical context.

Recommended continuance until story poles are installed. They hope to make it on the August agenda. Ayes (4) No (0) - Tahara, Snyder, Engberg and Gillfillan

6. 210 Yale (DP15- 3013) The applicant is requesting approval of a Development Plan to construct a 97-square-foot bathroom addition and a 101-square-foot closet addition, which causes the home to exceed the gross floor area threshold for the lot (3,440 square-feet proposed, 2,500 square-foot threshold). The project includes the following variance requests: a) a 3-foot, 7-inch side yard setback, where 5 feet is required; b) a 8-foot, 2-inch aggregate side yard setback, where 10 feet is required; and c) three stories, where 2.5 stories is allowed.

Laura Natkins, project architect, spoke in favor of the project. Her clients are a young couple with a growing family. The project involves finishing attic space for a bathroom and closet and would not change the footprint, or cause any visual impact. The existing structure is nonconforming with respect to setbacks and stories.

Recommended approval. Ayes (4) No (0) - Tahara, Snyder, Engberg and Gillfillan. Variance conditions satisfied due to the lot's steep slope and consistency with other houses in the immediate neighborhood.

7. 2 Westminster (DP15- 3016) The applicant requests approval of a Kensington Design Review Development Plan to allow construction of a 229 SF addition to an existing single family residence which brings the gross floor area (2865 SF) above the threshold triggering a public hearing. (2600 sq. ft.)

Derek Chau, applicant, spoke in favor of the project. The purpose of the project is to expand the existing 7 x 7 bathroom. It would have minimal or no visual impact. There is an empty lot on York behind the house. He spoke to the adjacent neighbor on Arlington who had no concerns.

Recommended approval. Ayes (4) No (0) - Tahara, Snyder, Engberg and Gillfillan

8. 239 Cambridge (DP15- 3017) The applicant is requesting approval of a Development Plan to construct an addition approximately 272 SF and convert 198 SF of crawl space into a garage that will make the gross floor area 2331 SF (where the threshold max of 2000 is allowed.) This application includes a variance to have a 15' (actually 13') front yard setback (where 20' is required.)

Alex Broadwell, project architect, spoke in favor of the project. He stated that the whole house would be re-done, along with the foundation. The project would allow them to get their stairs to code and convert the 2/1 to a 3/2. The owners would like a deck on the garage, which is common in that neighborhood.

Joe Carlson, applicant, spoke in favor of the project. He described the house's current condition and stated that it needs renovation.

Kristin Good, neighbor at 242 Cambridge, spoke in support of the project.

Barbara Perkins, 236 Cambridge, had a question about the variance but supports.

Recommended approval as modified to show the 13 foot setback. Ayes (4) No (0) - Tahara, Snyder, Engberg and Gillfillan. Variance conditions satisfied due to the lot's shape and consistency with other houses with decks in the immediate neighborhood.

9. 84 Norwood (DP15- 3019) The applicant requests approval of a Kensington Design Review Development Plan for purposes of constructing a 54 SF rear yard addition which exceeds the gross floor area threshold for the lot (3000 SF threshold, 3,109 SF proposed). The project also requires a variance for front setback.

Caitlyn Brostom, project architect, spoke in favor of the project. The project is a modest addition to the rear of the house to accommodate a kitchen remodel. They have spoken to all of the neighbors and obtained letters of support from several of them.

Linda Morshed, applicant, spoke in favor of the project. She described outreach to the neighbors, including at 86 and 90 Norwood.

Recommended approval. Ayes (4) No (0) - Tahara, Snyder, Engberg and Gillfillan.

Adjourn at 9:00 p.m.

KENSINGTON MUNICIPAL ADVISORY COUNCIL REGULAR MEETING NOTES - DRAFT

CONFERENCE ROOM, COMMUNITY CENTER

59 ARLINGTON AVE., KENSINGTON, CALIFORNIA

**Tuesday, September 29, 2015
7:00 PM**

1. Roll Call - Catherine, Patrick, Walter and Chris

2. Citizens' Comments:

Catherine de Neergaard - Concerned about notification process did not receive notification for issue concerning her and or impacting her property. Looking to see if County would mail notice to home owners. Asking how big we want Kensington, concerned about the size of properties approved lately.

David Bergen - Concerned about notification process for KMAC projects. Would like the bylaws changed to include mandatory notification. Concerned about large additions being approved over threshold.

Mabry Bensin - Poor notification of KMAC meetings and limited availability of information on KMAC and process

Celia Concus - Appreciates the volunteer hours provided by KMAC members. Feels the applicant should be encouraged to communicate with neighbors. Concerned about notification and overall process regarding development process in Kensington.

3. Approval of Meeting Notes from August 25, 2015 - Move to approve minute - 3 Ayes Patrick, Catherine and Walter / 0 Nays / 1 Abstain Chris. Chris was not present at the August 25, 2015 hearing.

4. **148 Highland Blvd. (DP15- 3011)** The applicant is requesting approval of a Development Plan for a Kensington design review to construct an addition of approximately 154 SF and condition the existing basement to livable space that will make the gross floor area, 2,448 SF (where the threshold is 2,100 SF).

Dean Williams - Applicant 148 Highland - He is looking to improve aging property looking to add master suite, earthquake retrofit and meet current zoning. He believes that the project meets the intent of KMAC overlay ordinance. Project is within the existing envelope and is only adding 154 sq. ft. – he has no intention of providing a second unit.

Knute Fischer – 144 Highland - Strongly supports the project - Believes the project improves the neighborhood and property values.

Robin Burns – 144 Highland - Strongly supports the project and does not believe it will impact her property, but will improve the neighborhood and property values. Received all notifications.

Catherine de Neergaard – 152 Highland Objects strongly to the plans and disagrees with the DCD staff report. Concerned neighbor at 55 Kenyon was not notified and is concerned about impact on her, but believes the resident is out of the country. Believes the property is already too large. Concerned addition could be an illegal second unit.

David Bergen – 670 Oberlin - Objects to the projects bulk and is concerned about the addition being a second unit. Concerned about water runoff on the neighboring property.

Wade Skeels - Architect - Believes the addition is an improvement and increase the usability of the property. Seismic upgrade will increase the safety of the property and neighborhood.

Motion to recommend approval DP15-3011 date stamped May 16, 2015 - Ayes 4 Patrick, Catherine, Walter and Chris / 0 Nays

5. 215 Columbia Ave. (DP15- 3012) The applicant requests approval of a development plan for a Kensington design review to construct an addition of approx. 579 SF to an existing single family residence that will make the gross floor area 2,778 SF (where the threshold maximum is 2,600). **Continued Hearing**

Patrick Marasco (Applicant) 215 Columbia - Appreciates the neighbors willingness to work with him on the project to provide feedback and improve the project. He has done all they can to modify the project to meet the needs of a growing family and the property they are in. He is proposing a second level addition in a community that has many two story homes. He is looking to shift the second story mass to reduce the impact on neighbors while still accomplishing their family objectives.

The applicant has requested a continuance to work with the neighbors to review the revised project to determine impacts.

Wade Skeels (Architect) - He has worked with the applicant to try to meet their needs while mitigating impact on the neighbors. He has reworked the project again with additional feedback from neighbors and KMAC. The goal of the new design is to mitigate the concerns of the impacted neighbors.

Michael Lasmanis – 225 Columbia - (neighbors to the South)- He is still undecided about providing support of the project and appreciates the applicants efforts to mitigate the impact on his view.

Dale Power – 1 Norwood View- Supports the project and believes the applicant has been very considerate of and is working with his neighbors to achieve a positive end for both his family and the community.

David Yarnell – 218 Colgate - (South neighbor to the rear) - Supports development but is concerned about the impact on his views and appreciates the applicants attempts to modify the project. He would like to see new story poles that represent the new proposal.

Terence Hawley – 212 Colgate - (North neighbor to the rear) - Opposes project and is very concerned about the impact on his parents home and appreciates the applicants willingness to modify the project. He would like to see new story poles to understand the impact of the modifications. He is still opposed to the revised project which was discussed at the meeting , but is willing to review the modifications.

Motion to approve a continuance to allow the applicant to install new story poles and file plans with the County. Ayes 4 Patrick, Catherine, Walter and Chris / Nays 0

6. Adjournment: 8:55

