

DRAFT

KENSINGTON MUNICIPAL ADVISORY COUNCIL

MEETING MINUTES

Meeting Venue: Conference Room, Kensington Community Center

Meeting Date: May 28 2002, 7.00 pm

1. **Present:** R. Barraza, J. Carman (Chair), S. Farneth (partial attendance), D.Jenkins, and C. Reed.
2. Chair J. Carman requested discussion of an Agenda change under County Government code 54954.2(B)(2). The issue concerned the project ZI029389 at 189 Purdue Ave. This project was shown as “Deleted” on the agenda distributed to KMAC members. KMAC had expected to receive the supporting material from the County Planning Department in time for noticing the meeting but apparently the material had been mislaid by the County Planning Office and was not in hand in time for noticing the meeting. At the request of the Applicant (J. Bodell) Chair Carman agreed to discuss placing the project back on the agenda if J. Bodell could arrange for 2 of the immediate neighbors to be present. This condition was not met and therefore KMAC unanimously declined to place the project on the agenda.
3. **Minutes** of the April 30 2002 Meeting were approved unanimously as written.
4. **734 (656) Coventry Road (DP023021 was ZI029324B)** Request for a small lot review to build a new dwelling on a substandard lot.

Removed from agenda at the Applicant’s request.

5. **231 Arlington Ave (VR021025)** Request for a small lot review to build a new dwelling on a substandard lot.

The original project was considered at the April 2002 KMAC meeting. The architect (Y, Woo) and the applicant (M. Woo) presented a revised project in which all structures had a front set back of 20 ft, the building had been moved forward approximately 3-4 ft and the building had been lowered by approximately 1 ft 4 in. These changes make the project free of any variance requests. KMAC members indicated that the revised project addressed their concerns of off-street parking, safety, visual impact from Arlington Ave and height as it affects views from properties in the rear of the project.

Neighbors present congratulated the architect and owner on the revised project. The following motion was passed 3-0:

“KMAC recommends approval of the revised project as shown on the plans marked with the County stamp on May 8 2002 with the condition that the maximum height of the structure is 41 ft above the 100 ft datum at the NW property corner”.

Mr. Barraza recused himself. Mr. Farneth was not present.

6. Citizen Comments

V. Dorroh presented her concerns on issues concerned with the conduct and direction of a project at 163 Arlington. Chair Carman referred her to M. Silva at the County Building Permit/Inspection Department.

7. Procedural Matters

(a) New Ordinance

There was nothing new to report.

(b) County Community Development and Building Inspection Departments

KMAC members raised concerns about what appear to be poor co-ordination between these two groups in the County that has lead to lax and inappropriate project controls and lack of conformity with the intent of KMAC recommendations. KMAC members agreed to develop a letter that points out these problems illustrated with specific recent examples in Kensington. Discussion was held on who should be the recipient of such a letter (for greatest positive/constructive effect). The possibility of contacting other MACs in the County to learn of their experiences was also discussed.

8. Past Cases

1. ZA decisions of May 6

The subdivision at 132 Purdue Ave (MSO10002) was approved with the requirement for a 15 in. diameter storm drain.

The projects at 1 Lawson Road (LP022021) (Unitarian Church) and 41 Cowper Avenue (**VR021030**) were approved without changes.

The project at 130 Windsor Ave (VR011077) was approved with a reduction in deck size to conform with the required 15 ft. rear set back.

9. Enforcement Report

No report was received.

10. Adjournment

The meeting was adjourned at 8.20 pm.

Respectfully submitted,

David Jenkins
Secretary KMAC

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