

## Minutes of the KMAC meeting of 1/26/2010

In attendance: Patrick Tahara, Chris Brydon, Gordon Becker, Vanessa Cordova

Minutes of the November 24, 2009 and January 5, 2010 meetings were approved, 3-0 and 3-0, by the members present at the November and January meetings.

Public comment.

Andrew Mixer represented a group of people seeking to install a restroom at the Kensington Community Park. Jack Griffith described the project and offered to answer questions. Mr. Mixer discussed the process of developing the project.

The Chair described the criteria the KMAC uses to evaluate projects.

256 Columbia. By consent, KMAC recommended that the proposed occupational use of the home be allowed.

3 Sunset Drive. Daniel Mayeri described the project, which is construction of an addition to a cabin-sized dwelling with an easement to the street. Mr. Mayeri noted that the one-story addition would not be obtrusive to the neighbors. He has spoken with the owners of the adjacent properties.

Mr. Becker asked if the other "cabin" style houses in the vicinity have been improved as context for this development project. They have not.

Emily Handelman expressed her desire to see story poles erected in order to judge the impact of the project. The applicant agreed to speak to the Handelman's about the project design.

John Newton spoke in favor of the project.

Richard Lyon, owner of #7 Sunset, spoke in favor of the project.

Chris Brydon offered a motion that the project satisfies the conditions for variance and does not constitute a granting of special privilege. Member Cordova seconded, and the motion was passed 4-0.

Second Unit Ordinance discussion. Maureen Toms from Contra Costa County reviewed the proposed changes to the county ordinance relating to second units. She noted that county staff are looking to retain the policies associated with the overlay district as prevailing in cases of conflict.

Ray Barraza reiterated the issues he cited in his letter to Supervisor Gioia regarding

proposed changes to the ordinance. In particular, he is concerned about the possible effects of ordinance changes on the quality of development and the parking situation in Kensington.

John Stein seconded Mr. Barraza's statement regarding the desire to have the Kensington ordinance prevail in cases of conflict with second unit policies.

Gloria Morrison mentioned the importance of adhering to the principles of the Kensington Ordinance in reviewing development proposals of any kind.

Andrew Reed seconded the comments of others regarding the importance of maintaining the primacy of the Kensington Ordinance. He asked if there would be opportunity for further policy review and comment.

Ms. Cordova asked about the public participation element of developing the second unit ordinance changes. The response was that there are a number of policy issues being considered, possibly creating an appearance of a rushed process.

Joan Gallegos expressed concern that proposed changes specifically are intended to increase the number of second units in Kensington.

Linda Lipscomb asked about the drivers for the proposed changes. She expressed her opinion that Kensington isn't going to develop substantially through second units. She also noted second units should conform to other requirements set forth for residential development so as not to overtax infrastructure and reduce public safety.

Gordon Becker mentioned that the proposed changes don't account for KMAC input into second unit development. In his opinion, second units currently are pursued by unpermitted building. He recommended changes that encourage parties desiring to develop second units to go through the development review process.

Ms. Toms said that she would take the feedback from the meeting back to the County and come back to the KMAC with revisions.

Lynn Wolter mentioned that the Outlook provides a good avenue for advertising proposed changes to the ordinance and soliciting public input.

Mr. Becker motioned to adjourn. By 4-0 vote, the meeting was adjourned.