

DRAFT

KENSINGTON MUNICIPAL ADVISORY COUNCIL

MEETING MINUTES

Meeting Venue: Building E, Kensington Community Center Complex

Meeting Date: August 26 2003, 7.00 pm

1. **Present:** J. Carman (Chair), R. Barraza, E. Detmer, D.Jenkins and K. Reed.
2. **Minutes** of the July 22, 2003 Meeting were approved with the change that the last paragraph of Item 4 (**30 Beverley Road. VR031057**) should read:

The Owner and the Contractor stated that erosion would be properly controlled during construction, that mutually acceptable screening would be incorporated into the Belvedere, that they would work with neighbors Detmer and Stein regarding exterior lighting and that the exterior lights would be the minimum required and, where appropriate, would be mounted close to the ground.

3. **286 Grizzly Peak Blvd. (VR021053R).** Request for variance to convert an existing garage into a bedroom on a substandard lot with window placement different from that originally approved.

The proposed changes in window and door style and placement were outlined by the Owner J. Watt. KMAC concluded that the changes proposed were minor and in fact decreased the impact of the project on the neighbors.

The following motion was approved 4-0 with 1 abstention.

“KMAC recommends approval of the proposed project as described in the plan dated 7/24/03”.

4. **821 Coventry Rd. (DP 033043).** Request for small lot review to construct a 150 ft² deck with a new set of sliding doors to an existing dwelling on a substandard lot.

The proposed project was presented by the Owners A. and J. Carlson. The owners would like to expand an existing deck on the rear of the house by lengthening it to allow egress from the dining area. The deck extension will be narrower than the existing deck. J. Collins indicated that no contiguous neighbors objected to the deck in terms of intrusion on their privacy.

N. Offner (172 Ardmore Rd.) whose property abuts the Carlson property for approximately 12 ft along the rear at the opposite end to which the deck extension is proposed, objected to the project on the grounds that it would exacerbate an existing problem with a failed retaining wall. KMAC felt that the condition of the retaining wall would not be affected significantly because of the distance between

the proposed deck expansion and the section of the retaining wall in question. KMAC urged A. and J. Carlson and N. Offner to settle the retaining wall issue among themselves independently of the proposed deck expansion project.

KMAC member K. Reed was concerned about the loss of privacy that the extended deck would cause for the downhill neighbor (819 Coventry).

Following discussion of these issues KMAC approved the following motion 5-0.

“KMAC recommends approval of a small lot review for the proposed deck expansion as shown in the plan with CDD date stamp 11 July 2003 with the additional requirement that a permanent and compatible privacy screen at least 6 ft tall be installed on the entire side of the deck facing 819 Coventry Ave”.

5. **Colusa Circle (DP 033047).** Request for a substantial amendment to approved PUD Plan 3056-82 to allow modification of Phases III and IV in the triangular block bounded by Colusa Ave., Santa Fe Ave. and Oak View Ave.

Chair Carman indicated that the purpose of this agenda item was to provide community feedback to the developer and the county staff planner. This matter is being heard at the request of the county. KMAC would not be taking any action on this matter at this time.

The proposed project was presented by D. Trachenberg (Architect). The presentation was illustrated by conceptual drawings and a scale model.

This 4-phase development was approved 22 years ago. Phase I has been completed but none of the other Phases (II, III and IV) have been started. A portion of the site on which Phase II was to be implemented has been sold by the owner (E.Hammonds). The proposed project is for Phases III and IV. The size of these phases has been reduced from 11,700 ft² in the original PUD to 7300 ft² in the proposed project. Phases III and IV will provide parking for 14 vehicles.

KMAC members and the following citizens participated in the discussion:

B. Lyon (388 Colusa Ave.), J. Dederick (121 Santa Fe Ave., El Cerrito), C. Podrian (418 Berkeley Park Blvd.), G. Vial (400 Colusa Ave.), J. Hittle (1612 Oak View Ave.), G. Thackray (400 Coventry Ave.), S. Lobo (333 Colusa Ave.), K. Herndon-Ford (415 Colusa Ave.), M. Moore and R. Moore (1635 Ocean View Ave.), V. Dorroh (144 York Ave.), J. Schappell (1655 Oak View Ave.) [In a subsequent conversation, B. Luce, 369 Colusa Ave., No. 6, asked to be added to the list of those receiving notices in the future.]

The following comments/concerns were stated:

- There was an almost universal concern over the impact of the proposed development on an already difficult parking situation and an increasing traffic flow. D. Trachenberg noted that the proposed development

provided 1 off street parking space for each 360 ft² of developed for space (plus 7 additional on-street parking spaces). The original PUD provided 1 off-street parking space for each 380 ft² of developed floor space and no additional on-street parking spaces. (This calculation assumes Phase II is never developed.) KMAC member E. Detmer noted that 1 parking space for each 300 ft² of developed floor space is typical for retail property.

- Several speakers were concerned about the loss of large pine trees and of the small public plaza that would occur should the proposed development go forward in its present form.
- Several speakers questioned the need/viability of further development at Colusa Circle in view of the current commercial property vacancies.
- Several speakers were concerned that the proposed development would change the “small neighborhood feel” of the Colusa Circle area.
- KMAC members and other speakers indicated to the Architect that the proposed development should be sensitive to “quality of life” issues including the maintenance of public spaces, the screening of the development from residences and the use of street plantings.
- There was concern over height of proposed building on the corner of Colusa and Santa Fe. The height of the existing structures should be maintained in the proposed development
- Opposite opinions were expressed on the proposed demise of the existing garage/car repair business
- Concern was expressed that the proposed development would create a safety problem because it would block the only rear exit from the rental space in 388 Colusa (B. Lyon, renter of 388 Colusa space).
- Several commenters spoke to the appropriateness of using a 22-year old PUD to provide justification for a significantly modified development under what could well be greatly changed circumstances. These comments were summarized by KMAC member K. Reed who suggested that it might be appropriate to re-evaluate the PUD in light of the proposed major modifications and changed conditions. The application is not for a unit development at all since Phase II is not involved and not owned by E. Hammonds. Is it appropriate to consider this matter as an amendment?
- Many speakers suggested that it may be necessary to conduct new traffic and parking studies and to evaluate changes in the demography of the area.
- It will be necessary to determine how the proposed changes in the development relate to the prior conditions of approval for the unmodified

PUD. Was there an expiration date on the originally approved PUD? Was there a statute of limitations in this case?

- The existence of CEQA approval or exemption is not clear. Under present law, would an environmental impact report now be required?

[Note: Following the meeting D. Jenkins was provided with a copy of the original PUD. A copy of this document has been placed in the Kensington Library and on the AboutKensington website].

6 Citizens' Comments

None

7. Procedural Matters

- a) Appointment/Reappointment of two Council members for terms expiring December 31, 2007

The terms of E. Detmer and D. Jenkins end on December 31 2003. They were urged by the other KMAC members to apply for renewal of their terms to extend to December 31 2007. E. Detmer and D. Jenkins indicated that they would advise Chair Carman of their decisions by the date of the next KMAC meeting.

8. Information Reports

- (a) Retirement of Donna Allen

Ms. D. Allen, Senior Planner at the County Community Development Application and Permit Center, has retired.

- (b) Enforcement Reports

The same cases as last month are active.

- (c) ZI 0310051B, 226 Amherst Ave.

A notice requesting changes to a proposed project was received by KMAC, but they had no knowledge of any prior small lot review. A request will be made by Chair Carman to the Zoning Administrator for information on the original project.

- (d) ZI 0310017B, 16 Cowper Ave.

Chair Carman requested further information on this project because of the illegible nature and questionable accuracy of the plans submitted for review.

9. Adjournment

The meeting was adjourned at 9.40 pm.

Respectfully submitted,

David Jenkins
Secretary KMAC

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