

DRAFT, not yet adopted by KMAC

Kensington Municipal Advisory Council Minutes

Meeting of January 31, 2006

Council Members present:

Chair: Reyes Barraza

Vice Chair: Pat Tahara

Member: Kay Reed

Member: Pam Brown

Alternate Member: Chris Brydon

1. The meeting commenced at 7:00 p.m.
2. The minutes of November 29th, were approved by a vote of 5 – 0.
3. Citizen's Comments: Ms. Michelle Blackwell, Community Affairs Representative East Bay Municipal Utility District introduced herself as the area representative covering Kensington

Michelle Blackwell

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Mr. John Feld, Editor Kensington Outlook introduced himself as the new editor of the Outlook.

Ms. Reed additionally mentioned that she had brochures regarding earthquake preparedness and that if anyone had any questions related to this topic, she would be happy to address same.

4. **40 Kingston Rd. (DP 053091).** Request to expand an existing residence by extending the first story to the rear and adding a second story.

The owners of the property Rae & Nancy Dingwall and their Architect Jerry Mastora presented the project. During the presentation it became clear that there was a concern about the accurate square footage of the current residence and proposed project. This issue could not be resolved as the Community Development Department had not provided or confirmed any of the project data on the Kensington Design Review Application.

After the presentation and neighborhood feedback the Dingwall's decided to review their application with involvement and feedback from the neighbors and requested a continuance.

A motion was thereafter made and seconded to recommend a continuance by 5-0. It was also noted that Chair Barraza would discuss the "Project Data" accuracy with Ryan Hernandez to insure KMAC would have accurate data from Community Development going forward.

5. **75 Kingston Rd. (DP 053099).** Request to expand and existing residence by extending both existing stories to the rear and by extending the existing upper story in such a manner as to create a 3 story residence (2-1/2 permitted).

The owner Juan Carlos Soto and his Architect Deborah Lane presented the project. The Soto's had involved their neighbors and included their input in the design. All of Mr. Soto's immediate neighbors had signed the plans in support of the project.

A motion was thereafter made and seconded to recommend approval of the variances and plans submitted and date stamped by the County as of 01/10/06 for the property located at 75 Kensington Rd., subject to the following conditions:

- a. *The height of the new construction would not exceed 125' 3" from the rear of the residence as shown on drawing A-2 (Rear Elevation).*
- b. *The total new gross square footage would not exceed 4,355 square feet including the FAU and storage indicated on drawing A-1 (proposed Main Floor)*
- c. *The third story variance did not create a special privilege, met the intended land use addressing a special circumstance based on the lot slope.*
- d. *The changes made within the existing front yard setback variance were cosmetic.*

Chair Barraza recused himself to avoid a personal conflict of interest as the parents of one of the applicants are long time family friends. The motion was passed 4 – 0.

6. Procedural Matters:

- a. **Discussion of possible KMAC input to Temporary Events Permit conditions:** After discussion it was determined Chair Barraza would consult with Catherine Kutsuris as to what next step if any KMAC should take at this time.
- b. **FPPC form 700's:** Chair Barraza distributed the FPPC form 700's to the KMAC members to complete for 2006.

7. Information Reports:

- a. **Enforcement Report:** Chair Barraza reported that there were nine pending enforcement matters.

b. Updates on Pending Applications:

- a) 89 Kensington Rd.:** The variance for the front deck was approved by Community Development, but the unapproved lower addition was rejected by Community Development.
- b) 70 Eureka Ave.:** Chair Barraza was notified that 70 Eureka Ave would be back for review at the February 28, 2006 KMAC agenda.
- c) KMAC Applications Summary:** Chair Barraza presented a summary report of the KMAC Applications filed 2/25/05 through 1/26/05.

8. The meeting was adjourned at 9:05 p.m.

Minutes prepared by Alternate Member Chris Brydon