

*DRAFT*

**KENSINGTON MUNICIPAL ADVISORY COUNCIL**

**MEETING MINUTES**

**Meeting Venue: Conference Room, Kensington Community Center**

**Meeting Date: May 27 2003, 7.00 pm**

- 1. Present:** J. Carman (Chair), R. Barraza, E. Detmer, D. Jenkins and K. Reed.
- 2. Minutes** of the April 29, 2003 Meeting were approved unanimously with two typographical corrections as follows:

p.1 line 22 Torlaksen not Torkelson

p.3 line 6 2003 not 200

- 3. 172 Highland Blvd. (DP033022).** Request for a small lot review of proposed 10 ft. x 14 ft. addition to lower level of an existing down-slope dwelling on a substandard lot.

The proposed project was presented by the Owners C. and D. Flowers. The project will in-fill the NW corner of the residence on the first story and add a deck above this in-fill on the second story. This small lot review was not approved administratively because protracted discussions of questions by a neighbor to the South extended beyond the deadline for administrative action.

KMAC moved as follows:

*“KMAC recommends approval of the project as described in the drawings dated April 4 2003 on a substandard lot”.*

Approved 5-0.

- 4. 3 Kenyon Ave. (VR031031).** Request for a front yard setback variances of 5 ft. 0 in. (20 ft. required) and corner lot setback of 5 ft. 4 in. (15 ft. required) to build a 2 story addition to an existing dwelling.

The proposed project was presented by the Owner O. Yilmaz and the Architect C. Griffen. It consists of an addition to a first story living room and stairs from the living room to a new second story bedroom and bathroom, in all comprising a 700 ft<sup>2</sup> addition to an existing 1552 ft<sup>2</sup> residence. The discussion covered the following points:

- a. Even though the lot was roughly triangular in shape with very narrow sections in it, its area (7080.7 ft<sup>2</sup>) and depth (65.14 ft) exempted it from being a substandard lot.
- b. Alternative locations for the proposed addition had been rejected by the Owner and Architect because of factors such as soil condition, integration with the existing structure and impacts on neighbors.
- c. A variance application for the proposed project, with exactly the same plans had previously been approved on Feb 23 1999 (VR 981087) but had since expired.
- d. Written support of neighbors for the proposed project was provided. No objections were raised by neighbors.

KMAC moved as follows:

*“KMAC finds that the proposed project: (1) does not represent a grant of special privilege since other properties in the neighborhood have two stories and development in the front yard setback; (2) is impacted by special physical conditions (triangular lot shape and steep grade on Kenyon), that does not require the granting of special privilege; (3) is consistent with the intent and purpose of R6 single-family land use districts.” Based on these findings KMAC recommends approval of the request for a front setback of 5 ft. and a corner lot setback of 5 ft. 4 in.”.*

Motion passed 4-1.

## 5. Citizens’ Comments

J. Gallegos reported that the Board of Supervisors consent calendar for May 27, 2003 had contained an item in which the County had vacated a road easement at 2 Ardmore Ave. for the purpose of allowing construction on the site.

## 6. Procedural Matters

### a. **Proposed new residential second ordinances to replace Code Chapter 82-24.**

New State law that will act ministerially on applications for creation of second residential units requires the Board of Supervisors to rewrite the County Code Chapter 82-24. The language in the proposed ordinance makes it unclear whether residences with second units in R6 zoned areas such as Kensington will require 2 or 3 off-street parking spaces. Chair Carman indicated that he would discuss this issue informally with P. Roach (County Planner) and report back to Supervisor Gioia and KMAC.

### b. **Procedure for consideration of sidewalk request for 34, 40 and 44 Lenox Rd.**

This issue is being considered by KMAC at the request of the County Public Works Department. Chair Carman indicated that he had talked with the owners of the subject residences. They will not proceed voluntarily with sidewalk installation. Chair Carman has tried repeatedly to contact R. Feroni at the County Public Works Department to no avail. KMAC discussion covered the following points:

- (i) This is a safety issue
- (ii) The broader implications of any KMAC recommendations on the question of sidewalks and right-of-way infringement needs to be evaluated.
- (iii) KMAC will schedule a discussion of the Lennox Road sidewalk issue at its regular June 2003 meeting. A notice of this discussion will be distributed in the Lennox Road area and posted on the AboutKensington website.

## **7. Information Reports**

### **(a) Enforcement Reports**

- (i) 685 Oberlin. This is a 110 ft<sup>2</sup> expansion being constructed on a substandard lot for which no substandard lot review has been performed. Chair Carman will write to the County Community Development Department advising them of this situation.
- (ii) 117 Lawson Rd. (VR031012). The County has determined that the front portion of this project would be 3 stories and is requiring a front-set back of the addition to avoid this.

### **(b) SB 952**

The Bill was withdrawn by Senator Perata.

(c) The new "Kensington Outlook" editor is D.S. Levine; tel: 510 528 6755; email: dslevine@best.com

## **8. Adjournment**

The meeting was adjourned at 8.45 pm.

Respectfully submitted,

David Jenkins  
Secretary KMAC

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