

# KENSINGTON MUNICIPAL ADVISORY COUNCIL

## Minutes

**November 24, 2009**

1. Present - Vanessa Cordova, Pam Brown, Kay Reed, Chris Brydon, Chair Patrick Tahara, Ray Barraza. Excused: Gordon Becker.
2. a) The minutes of October 27, 2009 were unanimously approved as distributed.  
b) The minutes of September 29, 2009 were unanimously approved as amended. Ray asked that a sentence he said be changed to "Keep street access open at all times (remove word "inlet") on page two.
3. Citizens' Comments - none
4. **161 York Ave. (VR09-1043)** Request for a Kensington Design Review Development Plan for a garage conversion to habitable space with a spa. The existing residence exceeds the gross floor area threshold and the proposed development will increase the gross floor area to approximately 2,926 square feet, where the gross floor area threshold for the site is 2,700 square feet. This proposal includes variance requests for a 0-foot rear setback (where 15 feet is required), and off-street parking located within the rear yard area.

Chair Tahara read the appropriate ordinances related to making findings for a variance as well as the Kensington Overlay ordinance.

The contractor, Doug Winter, presented the project. The exterior envelope of the garage will not change. The actual change in square footage is 15 sq ft. The change in size is a result of adding a portico to the new entrance to the pool room. Parking will not change from what currently exists, as the current owners do not use their garage but park outside on their property on existing concrete. (Two cars are parked in the driveway without encroaching into the required front setback.) The variance is a result of adding a wall in place of the door at the front of the garage and situating the relocated required offstreet parking within 0' of the front and side property lines.

The panel had questions about the precedent of converting the garage to habitable space. KMAC had concerns about converting the space on a street with such tight parking. All agreed that because of the ability to park two cars off street on existing concrete outside the setback they did not have a problem with the project with regards to parking impacts under the Kensington Ordinance.

The applicant presented a petition containing neighbor signatures supporting the project.

Rich Karlsson, 637 Wellesley, an adjacent neighbor has no objections to the project but is not conceding the location of the property line as described in the requested variance to the South.

Motion: To recommend approval of VR09-1043 with plans dated 10/19/09 for a variance of 0 ft setback in the side and rear yards (No special privilege is granted because adjacent homes in the immediate area have structures within the setbacks, special circumstance is

that it is an existing building, and it is consistent with the intent of planning land use district.) Brown/Brydon. Unanimously approved.

5. Kate Rauch from the county supervisor's office presented certificates of excellence to departing members Ray Barraza, Catherine Reed, and Pamela Brown on behalf of Supervisor John Gioia.

Kate reported that the county's petty cash process to reimburse KMAC for their expenses is slow. It was delayed due the county's intent to fund the MAC's \$3,000 each per year which they were unable to fulfill due budget constraints. She is still reimbursing Ray for 2007 and will be working on 2008 and 2009. There was a discussion about how best to handle the KMAC voice mail with Ray leaving. Kate will check out using a county phone line.

Patrick asked all members to come to the January meeting in order to approve the November minutes.

6. The meeting was adjourned.