

**DRAFT**

**KENSINGTON MUNICIPAL ADVISORY COUNCIL**

**MEETING MINUTES**

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

**Meeting Date: February 26 2002, 7.00 pm**

- 1. Present:** R. Barraza, J. Carman (Chair), E. Detmer, D.Jenkins, and C.Reed
- 2. Minutes** of the January 29 2002 Meeting were approved unanimously with minor edits.
- 3. 380 Coventry Rd. (VR011042).**

The project architect W. Medeiros presented a revised design intended to address KMAC's concerns about the second story front setback, structural bulk and presence of a third story. The revised design proposed meeting the objection to a third story with a gambrel and mansard roof that incorporated dormers on the sides and with bays on the front and back. The County Planning Department had just reviewed the revised structure and informed W. Medeiros that the dormers and bays made the structure 3 stories. KMAC found that there were no special circumstances (Section 26-2.2006) that could justify granting of a variance for the dormers and bays. KMAC also recognized that this was the third time that this project had come before them so, following a discussion of these issues, and absent any neighbor complaints beyond concerns that adequate off-street parking be provided, the following resolutions were passed unanimously.

(5-0):

*“KMAC recommends approval of a variance for the existing 14 ft setback (20 ft required)”*

*“KMAC recommends approval of the provision of two off-street parking places within the front-and side-yard setbacks”*

*“KMAC recommends approval under 82-10.002( c ) of the project with the dimensions shown in the drawings dated February 5 2002 with the following conditions:*

- a. The existing hot tub be moved out of the rear and side-yard setbacks*
- b. The three dormers on the second story be removed so that the structure will conform to the 2½ story limit*
- c. The two bays on the front and back of the structure be removed.”*

#### **4. 642 Beloit Ave. (VR021004).**

This is a request for a front setback variance of 0 ft (20 ft required) to construct a garage on an existing concrete parking pad.

The project was presented by D. Robards (owner). The next door neighbors L. Powles and M. Chafe-Powles , 636 Beloit) were also present. D. Robards said that the primary reason for requesting the project was that her car had been vandalized and then stolen from the existing open parking pad. Further, the concrete pad appeared to be causing water to leak on to a laundry room below. The existing parking location was the only one possible because of the very severe slope of the lot and its narrow frontage – the steepest and narrowest developed lot on this section of Beloit Ave. Because of this KMAC found that special circumstances existed to justify a recommendation that this variance be granted . The next door neighbors present supported the project. The neighbor across the street (M. Lemmon, 298 Los Altos Drive) approves of the project (see attached letter of February 25 2002, M. Lemmon to D. Robards) as long as the height of the proposed structure is kept to a minimum. With respect to this aspect E. Detmer noted that the proposed structure would severely impede the view seen when walking east on Beloit Ave.

Following discussion of these issues KMAC found that all requirements under 26-2.2006 were met and approved the following motion (4-1):

*“KMAC recommends approval of the project as shown in the drawings dated May 5,1986 with the following conditions:*

- a. The maximum height of the structure is 11 ft 6 in.*
- b. The garage be fitted with a flexible roll up door.”*

#### **5. 130 Windsor Ave (VR011077)**

This is a request for a small lot review of a dwelling on a substandard lot, rear yard setback variance of 12 ft 2 in.(15 ft) required for a bay window, and a rear yard setback variance of 13 ft 10 in. to enlarge an existing deck . This is the third time that this project has come before KMAC. The project was presented by A. Shalaby (attorney), F.Bidgoli (owner) and R.Bidgoli. Also present were R.Arias (contractor) and W.Stanton and D.Stanton next door neighbors (134 Windsor).

After much discussion of this project and its “complex history” and hearing the objections of W. and D. Stanton concerning the desk enlargement KMAC, voted on the following resolutions:

*“Because no special circumstances as required under Section 26-2.006 exist, KMAC recommends denial of the*

*variance request for a rear setback incursion for the deck”*

Resolution passed 4-0, with one abstention.

*“Under the small lot ordinance KMAC recommends approval of a deck that does not invade the rear setback”*

Resolution voted on as follows:

2 for, 2 against, 1 abstain. Consequently, KMAC was unable to agree on a recommendation with regard to section 82-10.002(c).

*“Because no special circumstances exist KMAC recommends denial of the requested variance for a rear setback incursion for the bay window”*

Resolution passed 5-0.

## **6. Citizen’s Comments**

The following residents of Anson Way were present: J. Blakele (No.15), E.Goodman (No.19), H.and E. Betts (No. 20) and J.Laba and D.Ahana (No.24). They expressed concern about the apparent intent of the new resident of 23 Anson Way to convert the residence to a senior care facility. The Anson Way residents were advised to contact the California Department of Health Services for information on elder health facility licensing requirements and the County Planning Department ( Enforcement ) for issues associated with the property and the mobile home thereon. The Anson Way residents were also urged to keep Supervisor Gioia advised about these matters.

## **7. Procedural Matters**

- a. Chair Carman distributed “Statement of Economic Interest Forms” to KMAC members for completion.
- b. **New Ordinance** – Chair Carman will meet with Supervisor Gioia and the County Counsel on March 6 2002 to resolve issues raised by the County Counsel. Following this meeting Chair Carman and one KMAC member (R. Barraza was suggested) will meet with D.Barry of the County Planning Department to attempt resolution of any remaining issues. Should significant modifications be required as a result of either of these meetings, the Working Group will be informed.

## **8. Information Reports**

- a. [www.aboutKensington.com](http://www.aboutKensington.com) is up and running.
- b. There are 8 active enforcement cases.

- c. The Shaping our Future Project ( the new title for the County Visioning process) is proceeding.

## **9. Adjournment**

The meeting was adjourned at 10 pm.

Respectfully submitted,

David Jenkins  
Secretary KMAC  
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