

KENSINGTON MUNICIPAL ADVISORY COUNCIL MINUTES

TUESDAY, OCTOBER 30, 2007
7:00 PM

1. The meeting commenced at 7:00pm and the following council members were present: :Chair Reyes Barraza, Vice Chair Patrick Tahara, Members Pamela Brown, Richard Karlsson and Alternate Member Chris Brydon.
2. Approval of Minutes of September 25, 2007: Approved 5-0 with no changes.
3. Citizens' Comments – no comments.
4. Consent Items – no consent items.
5. **419 Colusa Ave. (DP 073065)** Development Plan review to raise existing residence by 3'6" to allow constructing an additional floor beneath it. (Note: Ridgeline will raise 5' due increased roof pitch.) Request variance for 11' (20' required) frontyard setback for front porch addition.

Bill Robertson, the applicant, indicated he planned to raise the house up. He says other houses in the neighborhood are in the setback. He believes there would be minimal impact on the views in the neighborhood. Scope is similar to other houses. He says the house is one of the smallest on the block and he wants to convert a 2 bed, 1 bath house and make it a 3 bed, 3 bath house. If he builds on the top it would have more of an impact and the majority of work will go down. He will dig out below to minimize the impact on neighbors' views. The porch variance is set back into the house and it will allow him more square footage onto the house.

The setback measurement is based off the north-west corner of the house and Ray measured it to be 11 feet and 6 inches. Regarding the roof pitch, it will add 1 foot and 6 inches in the addition at the center of the roofline to make it look more proportional with the proposed house. The applicant clarified that for a baseline, the concrete floor inside the house will be two feet above the sidewalk and then from the sidewalk it is 25 feet to the highest point of the house (or 23 feet from the concrete floor). Regarding the parking, there wasn't a consideration about a two car garage because of how much it would cut off the front yard and existing street parking. With the retaining wall in the front, he would be removing it. As for the bulk of the house, there are three houses that are the same size or larger than what he is proposing. Rich inquired if those larger houses were on larger lots and asked if he had specific proof to show it.

Janet Hittle provided some photographs on other houses in the neighborhood. She indicated that it was out of scope with the neighborhood, most were one story houses. She was also concerned about impact on light and view of greenery in the neighborhood. She expressed concern of overbuilding in a neighborhood.

Mrs. Farve lives next door on Ocean View expressed concern over the construction in the neighborhood and buyers flipping houses after completing construction. She was concerned that as an African American family she has felt discrimination since the neighbors moved in and the County has contacted her on multiple occasions to address a string of items and she is concerned that County inquiries will continue.

Leslie Nigg, the co-owner of 419 Colusa, lives there with her fiancé and she said they are planning to live in the neighborhood.

Patrick asked about the possibility to going down another foot, was less concerned about a two car garage with the likely loss of on street parking, and inquired about the possibility of pulling the pitch down. Ray raised the parking concerns in the neighborhood and is interested in the possibilities of a two car garage. Ray continued that the basic concept of building down is part of the goal of the Kensington Ordinance and he also was hoping to keep the roof pitch the same. He would approve a variance for a two car garage and thinks that would be a good addition to the neighborhood. Rich discussed the plan for the house next door that was approved but was concerned about not having specific comparisons on other houses. Pam commented on the neighborhood concerns regarding parking, but thought the addition of a two car garage would take away street parking that exists in the neighborhood and would not be beneficial.

Motion is to recommend approval of plans date stamped September 7, 2007 with the following recommendations – the ridgeline of the roof of the house be no higher than 23 feet and 6 inches above the sidewalk and approval of the variance of the front yard setback as it is not a grant of special privilege, meets the land use requirements, and it is justified by the topography of the lot as evidenced by the variance that was also approved for the next door neighbor. Passed 5-0.

6. Information Reports – Enforcement Reports

- 84 Norwood Avenue was doing deck repair without permit.

7. Adjournment – meeting was at 8:14pm.