

KMAC minutes. Meeting of November 27, 2007

1. Roll call.

Present were Ray Barraza, Rich Karlsson, Patrick Tahara, Gordon Becker, , and Pam Brown.

2. Approval of minutes.

The minutes of October 30, 2007 were approved unanimously.

3. Citizens' comments.

There were no public comments.

Chair Barraza then explained the KMAC process. The KMAC is responsible for determining 1) reasonable protection of views, 2) the impacts of building size, bulk, and height, 3) design compatibility, and 4) protection of privacy and sunlight. The KMAC makes recommendations to Contra Costa County.

4. Consent items.

The Chair recommended moving Item 5 (218 Yale Ave) to the consent calendar. This was moved, seconded, and approved unanimously.

The project at 218 Yale was then found to meet the requirements for granting a variance and was recommended for approval, 5-0 (Alt. Brydon not voting).

5. See item 4.

6. 219 Stanford Ave.

The applicant presented the project. He expressed his desire to have the home appear more in the Craftsman style. The change in area would be 220 square feet. The owner also spoke, stating his intention of improving the appearance of the house.

Pam asked about interactions with neighbors. The owner stated that there had been only a few informal interactions.

The KMAC discussed the project, and the Chair noted the minimal size of the expansion and the fact that the project wouldn't obstruct views.

Ms. Brown motioned to recommend approving the project with no conditions. Mr. Karlsson seconded. The KMAC approved the motion, 5-0 (Alt. Brydon not voting).

Member Karlsson was excused from the meeting at this point. Alt. Brydon voted on remaining motions.

#### 7. 218 Colgate Ave.

Dave Yarnell, the home owner, presented the project. He seeks to add bedrooms for his children. Mr. Yarnell contacted neighbors with properties abutting his own, but a hearing was requested.

Mr. Yarnell said that story poles have been up for two weeks. He brought letters in support of the project.

Pam asked about the existing conditions and the proposed conditions. The house is a two bedroom, 1.5 bath and the proposed additions would create a 4 bedroom, 2.5 bath house.

Patrick asked about the cupola and the ceiling height in the play room. Owner explained that roof height was determined by architectural and occupancy factors. He noted that the cupola was shown in part to represent the allowable height and may not appear in the final design.

The project was opened to comment. Mr. Darryl Roberts expressed concern that the project would block the view from his home. He provided photos taken from the living room of his home.

Comment was closed to the public. The Chair expressed his desire to see the view impact before voting. Other members concurred. Chris Brydon suggested the owner talk to Mr. Roberts about the project design.

Mr. Yarnell agreed to a motion to continue the KMAC discussion. Pam so motioned and Patrick seconded. The motion was approved unanimously.

#### 8. Status report of the ad hoc committee on MACs.

The KMAC discussed the Chair's suggested comments on the committee report and modified some while adding additional ones. In summary, the KMAC felt provisions regarding term limits, eliminating alternates, and several other aspects of changing the existing MAC membership process would be detrimental to the effectiveness of MACs in Contra Costa County. Chair Barraza will prepare a letter to transmit KMAC's comments to Supervisors Piepho and Glover.

#### 9. Procedural.

The KMAC set the next meeting date for January 8<sup>th</sup> to accommodate holiday schedules.

#### 10. Information reports.

The KMAC reviewed the enforcement report

Chair Barraza also reported that the Request for Variance had been removed from the application at 1625 Ocean View. KMAC, the Zoning Administrator and Planning Commission all were unable to make the findings to allow the requested variance, and so the applicant relocated the building prior to his appeal being heard by the Board of Supervisors. The Board approved the design review.

#### 11. Adjournment.

The KMAC adjourned.