

# KENSINGTON MUNICIPAL ADVISORY COUNCIL

## REGULAR MEETING NOTES - DRAFT

Location: Zoom Call

**Tuesday, February 23, 2021 – 7 PM PST**

1. Roll Call – Present: Patrick Tahara, Chris Brydon, Melissa Holmes Snyder, Larry Nucci, Lloyd Cowell. Absent: Adam Novickas
2. Citizens' Comments – Gail Feldman discussed the Bill SB9 that would change the single-family zoning regulations to allow duplexes to have no discretionary review process which could entail no more review at the KMAC level. She requested that KMAC would discuss this bill at their next month's meeting.
3. Meeting Notes of November 24, 2020 approved. Motion by Larry 2<sup>nd</sup> by Chris, Ayes (4) Larry, Patrick, Chris, Lloyd, (0) Nays (1) Abstain, Melissa (was not present at February 23, 2021, meeting).
4. **Envision Contra Costa 2040**, Presentation by Jo-Anmarie Ricasata from Contra Costa County Community Development Department.

Presentation was provided by Jo-Anmarie Ricasata and Daniel Barrios from the Contra Costa County Community Development Department. The General Plan is being updated from 1991 and will address issues of climate change, economic development, environmental justice, and sustainability. The County is soliciting input from residents at this time. The updated General Plan hopes to be adopted in 2023.

5. **425 Oceanview Ave (DP20-3025)** A request for approval of a Kensington Design Review Development Plan application to remodel the existing single-family residence and to allow an 664 sq. ft. addition, for the property located at 425 Oceanview Avenue in the Kensington area of unincorporated Contra Costa County.

Gary Guenter, architect, presented the project. The owners inherited the house and would like to improve the property which is currently sitting vacant. The proposed project would like to rebuild the second story and remodel the interior.

Larry asked if the applicant or the owner has spoken to the neighbors regarding this project. Gary stated that no discussions have taken place.

Melissa asked that the existing drawings did not represent what currently is existing. She mentioned that there is no stairway leading up to the front door. Gary said that the stairway does not exist currently.

There was no public comment.

Chris motioned to recommend approval, 2<sup>nd</sup> by Larry. Ayes (5) Larry, Chris, Patrick, Lloyd, Melissa. Nays (0).

6. **117 Purdue (DP21-3003)** The applicant requests a Development Plan Permit with a Kensington Design Review to allow for the construction of a 1194 sq ft addition to an existing 4104 sq ft residence. The proposed development would result in a gross floor area that exceeds the threshold standard of 4,100 sq. ft.

James Mahshi, Owner, presented the project. The residence has gone through a series of renovations through the years. The current owners would like to increase functionality to the residence as well as harmonize the architecture of the property. The project hopes to greatly improve the energy efficiency by utilizing solar energy and improve fire safety by using more fire resistance materials, especially the roof.

There were no questions from the KMAC members or the public.

Chris motioned to recommend approval, 2<sup>nd</sup> by Lloyd. Ayes (5) Larry, Chris, Patrick, Lloyd, Melissa. Nays (0).

7. Chris motioned to adjourn, 2<sup>nd</sup> by Larry. Ayes (5) Larry, Chris, Patrick, Lloyd, Melissa. Nays (0). Meeting was adjourned at 8:23 pm.