

KMAC 6/26 minutes

Item 1. Roll Call.

Attending:

Patrick Tahara
Ray Barraza
Kay Reed
Gordon Becker
Pam Brown

Item 2. Approval of Minutes of May 29, 2007.

Move to approve May minutes without amendment. Passed 5-0.

Item 3. Citizens' Comments

Joan Gallegos said that a new project likely would be coming before the KMAC. The owner of the property at 242 Cambridge has put up story poles and additional materials to represent bulk. Ms. Gallegos suggested that interested parties view the site.

At this point Chair Barraza indicated that Alternate Brydon would be voting in the absence of Secretary Karlsson and that Alternate Becker would be acting as Secretary. Also, Member Reed desired to leave approximately 9 pm due personal reasons and that Alternate Becker would vote for her after she left.

Item 4. Consent Items

No consent items

The Chair explained the process the KMAC uses to recommend approval or denial of projects. He then reviewed the standards KMAC members use in determining their recommendations. Finally, he described the required findings for granting a variance.

Item 5. **605 Canon Dr. (DP 063056)** Development Plan review of a proposal to expand an existing residence. *Continued public hearing*

New drawings were considered. These were dated June 18, 2007, by the architect. The applicant stated that these drawings had been submitted to Community Development on Monday, June 18, but as of this meeting none of the KMAC members had received their copies

stamped by CDD. As the architect had distributed copies of this revision to both neighbors and KMAC prior to the meeting, they were used as the basis of discussion.

Catherine Roha, Architect, said that the lower level was not considered habitable space due to lower than necessary height. The project sponsors have reduced the number of skylights and removed them from the north sloping roof. She asked for time later in the meeting to respond to neighbors' comments. Pam Brown asked about removal of covered space and was informed that it had been removed from the plan.

The Chair summarized changes to the project, that being that a portion of the house is now two feet shallower but at the same height. The existing dwelling remains unchanged from previous plan, meaning it is raised by six feet from the existing dwelling level.

Pam Brown asked about proposed living space, saying that the drawings are not quite accurate (by about 380 sq. ft.). This was acknowledged, with the stipulation that the project remains under the threshold FAR. Kay Reed inquired about the function of the lift and was told that it takes guests from the garage into the house.

Jay James (614 Canon) mentioned that the Berkeley Woods subdivision is actually two subdivisions. As the lots north of Canon are larger than the lots south of Canon, he suggested that including houses on the south is inappropriate in comparisons. He stated his opinion that the Chung's should be able to build if the house meets the requirements.

Beverly James (614 Canon) addressed the drainage issue, saying that the area has a high water table, including springs. Believes that raising the house is a good solution to this condition and encouraged approval.

Robert MacKimmie (609 Canon) said that crawl space is still at a height that could be used illegally. He believes the house is out of scale in terms of bulk and height with other houses in the area.

Terry Bennett (606 Canon) expressed his concern about the number of bedrooms in the house and their potential for creating parking demand.

Mollie Katzen (609 Canon) said she was grateful for the changes that have been made. She seeks assurance that the crawl space will never be developed as habitable. She also conveyed the concern of some neighbors regarding creation of parking demand and potential for headlights shining into the property across the street.

The Chair introduced various letters into the record and distributed them to the KMAC members.

Ingrid Radkey (632 Parkside) is concerned about parking and safety, particularly about the project's capacity to generate car trips.

Frank Forsburg (601 Canon) provided the history of the developments on Canon as context for his request that the crawl space be made at a lesser height.

Ms. Roha re-assured neighbors that the crawl space would not be habitable and that the project sponsor did not desire to produce parking demand across the street.

The Chair noted that the FAR serves as guidance for having a hearing rather than as an absolute for allowable development.

Pam Brown noted that she reads the plans as showing a six-bedroom house that is potentially out of scale. She also noted past instances of abusing large crawl spaces by using them for living space. She expressed her opinion that the bulk of the house is still excessive and this trait could be addressed by lowering the house.

The Chair said he was not comfortable with a six-foot raise due to bulk concerns. Project changes appear to him to be nominal in terms of mass and bulk.

Patrick Tahara noted that the square footage is within the guidance for the large lot. He is more concerned with reducing the bulk by lowering the crawl space.

Kay Reed introduced a motion that the KMAC not approve the proposal based on incompatibility with bulk and size with existing development. Pam Brown seconded the motion.

Chris Brydon suggested approving the project with a lesser crawl space. Kay and Pam withdrew the first motion.

The following motion was made and seconded. *KMAC recommends approval of the drawings dated by the architect on June 18, 2007, with the following modifications all referenced to the "North-South Section" shown on sheet 4 of 4 of the drawings (1) Height of the existing roof ridge be raised to not more than 19'-9" (not 21'-3") above existing grade at the front, (2) Height of the new rear addition roof ridge to be 12'-0-1/2" (not 13'-6-1/2") above existing grade at the rear, (3) Height of the crawl space to be 5'-0" (not 6'-6"), and (4) The entire main floor to be lowered 1'-6" (reflected in the above modifications).*

The motion passed 5-0.

Item 6. **90 Purdue Ave. (DP 073019)** Development Plan review for a new residence on an undeveloped parcel. (Note: This is a tentative street address.)

The project is a single family, two-story dwelling on a newly subdivided lot. Representing the architect, Tansy Holsen said that county staff had problems with the unusually high crawl space. She said that the site is challenging in terms of access, in part due to a shared driveway. The project includes a two car garage plus parking in the driveway.

The CDD staff conclusion on the unusually high crawl space (not meeting the Kensington ordinance definition of crawl space) was that those areas high enough to be developed into living space should be included in the floor area calculations, but since there was in fact no floor constructed, the proposal did not require a third story variance.

Pam Brown made inquiries to establish a working square footage. Members agreed that functionally, the house was approximately 3,400 sq. ft.

Kay Reed expressed concern about the size of the house. Ms. Holsen responded that steepness of driveway prevents dropping the house further.

KMAC members agreed that closest house likely is about 2,500 sq. ft.

Christine Peters mentioned her concern about the new drive potentially encroaching on private property. She was reassured that lot lines on the plans are not depicting driveway lines.

Kay Reed noted concern about the FAR.

Patrick Tahara motioned that *KMAC recommend approval of the plans with CDD date stamp 6-19-2007 with conditions (1) Foundation designed according to recommendations of a Geotechnical Engineer due to the approximately 40 percent slope, (2) The unconditioned space be maintained as shown and not be habitable and (3) the dwelling height not to exceed 831.6' on the project datum.*

The motion was seconded and approved 4-1 (Reed dissenting).

Member Reed left at this point and her vote was exercised by Alternate Becker on the next item.

Item 7. 215 Kenyon Ave. (VR 071033) Development plan review to extend the garage forward with a new deck on top of the extension and add a bathroom to the ground floor. Request a variance for a 9' (20' required) front setback.

Jorge Maezono said that changes to the property are to accommodate the needs of retirees, who want to lower the driveway, enlarge the lower the garage, and create a viewing terrace atop.

The Chair asked about access from the garage to the house and was told that passage was outdoors. He then asked why the owners needed a full bathroom on what was effectively a detached garage. The architect responded that someone working in the garage could need it. Also, the owners desire to put a 22 foot boat in the garage.

Norm Williams (who owns neighboring house) asked: 1) about subsidence resulting from excavation as part of project; and 2) about mechanisms to prevent damage resulting from construction.

Pam Brown motioned that *KMAC recommend approval of the drawings date stamped May 3 with conditions of approval: (1) New bathroom to not include shower or tub (half bath only) and (2) a setback of ten feet be granted, as the necessary conditions for granting a variance were satisfied.*

The motion was approved 3-2 (Barraza and Becker dissenting).

Item 8. Procedural Matters

Succession Planning

The Chair cited his willingness to be a strong vice-chair for another year. He stated his intention to retire in January 2009. The KMAC members reviewed Mr. Barraza's list of chair responsibilities, which he proposed dividing into two units. Tentatively, principal duties of the new Chair would include:

Preside at meetings

Prepare agendas, and

Maintain application log

Ray proposed to come back to the next meeting with a revised proposal for sharing responsibilities that would be sent around for comment.

Item 9: Information Reports

Enforcement Report

Item 10: Adjournment

The KMAC moved to adjourn at approximately 9:30 pm, and the motion passed 5-0.