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# KENSINGTON OUTLOOK

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FEBRUARY 2018

A PUBLICATION OF THE KENSINGTON COMMUNITY COUNCIL

VOLUME 76 NUMBER 1

## Cards

...from page 1

“We love living here,” she says. “We started our business at the Circle, and it’s just five minutes from our house. Our oldest goes to Hilltop, and the other two go to Kensington Nursery School. We walk everywhere. We want everyone in the community to know how great a place this is.”

That was part of the impetus for the note cards. Richards says that she wants her art to build community. “The cards came to be because we were doing some direct mail advertising. I thought we could do a fun series about the little parks in Kensington. I hoped it would remind people to get outside.”

Richards took the photographs of such Kensington scenes as Blake Gardens and Kensington Park and then created the digital illustrations. When KPPCSD president Rachelle Sherris-Watt saw the images, she was struck by how well they depicted Kensington’s special flavor. By donating the art and printing, Richards’ dream to build community became literal: the sets will generate funds for the Community Center renovations.

KPPCSD board member Sylvia Hacaj, who has taken over the sales effort, says that the sets are available for \$10.00 each while supplies last—and only at the Raxakoul Coffee and Cheese Market on the Arlington, Zip Code East Bay at the

Circle, and at the police offices in the Public Safety Building. Be forewarned: There are only 400 sets of blank note cards with envelopes. The effort will raise \$4,000 towards the renovations. The cards depict five Kensington landmarks: Blake Gardens, Ye Olde School Trail, Kensington Park, Sunset View Cemetery, and the Amphitheater at the Community Center.

Says Richards, who wishes that younger people were more involved in Kensington governance, “On our street, most people are in their mid-seventies and mid-eighties. As people begin to age, younger people need to step in, but so many have dual jobs. I have friends who love living here, and they rent. They would all like to buy. It’s such a wonderful community. We never want to leave.”

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## New and Improved: The KPPCSD Website

By Chris Deppe

On January 11, the KPPCSD launched a new website. The URL is [www.kppcsd.org](http://www.kppcsd.org). It’s got some great new features, which give a better experience to users. The new site also complies with various rules and regulations and is much simpler to update, saving staff time and district resources.

The first thing you might notice is the new domain name, [kppcsd.org](http://kppcsd.org). This better reflects who we are and is easier to type! We’ve also got a new logo and clean, fresh look. Here are just some of the new features:

- The home page automatically shows the next three board meetings
- There’s a better interface that lets you see all the information related to a meeting on one page (video/audio, agenda, minutes, and more)
- The Governance section has a page dedicated to transparency certificate requirements and tracks our progress
- Many documents that were once scanned copies are now searchable PDFs
- All future agendas and minutes will be searchable PDFs
- We added a FAQ section to help users navigate the new site

Note that the old site will still be live for a few months to make sure we didn’t miss anything in the migration and then will be backed up and taken offline. At that point all requests to the old URL will be redirected to [www.kppcsd.org](http://www.kppcsd.org). Of course the best way to learn about the new site is to use it, and we welcome any and all comments. Please send them to [webmaster@kppcsd.org](mailto:webmaster@kppcsd.org).

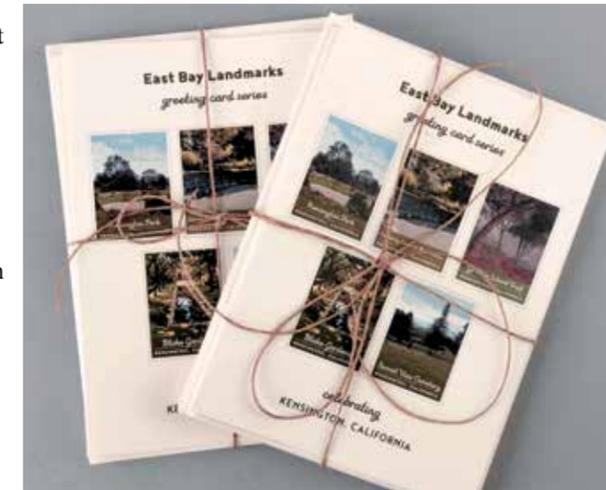
## Note Card Sales Support Community Center Renovation

By Linnea Due

Graphic and book artist Camden Richards took a circuitous path to find her dream. Richards, who created the note card series now on sale to benefit the Community Center renovation, obtained a BA in English and art history. But she soon discovered that she wanted to work with her hands. She went back to school for a degree in graphic design. Eventually she found her way into a box-making class, which led her to a graduate degree in book arts and letterpress.

She finished college in her early twenties, got her graphic design degree in her mid-twenties, and her graduate degree in her early thirties. “I have two younger sisters,” she says, “and I tell them to take their time to figure out what they want to do. It doesn’t matter if it’s a twisting path to get there.”

Richards, who has mostly worked with community groups and nonprofits, now lends her talents to her husband’s business, Zip Code East Bay, a real estate firm on Colusa Circle. Josh Dickinson, Richards’ husband, also came from a nonprofit background. “He wanted to do something different,” she reports. “He had worked at



Buy local takes on new meaning with Camden Richards’ note cards that depict Kensington landmarks such as Blake Gardens and Ye Olde School Trail. Photos by Camden Richards.

fundraising at Stanford. He has an MBA and a degree in environmental science. He decided he wanted to work in real estate. Lucky for him he’s married to a graphic designer who can do the marketing and branding for a reasonable fee.”

Richards and Dickinson, who have three children, are activists. She worked at the National Women’s Law Center and the Women’s Earth Alliance, while Dickinson was working for a water reclamation and reuse organization. The couple lived in Washington, DC. Then Dickinson got the job at Stanford. Richards, who had grown up in Southern California, was glad to move back West. Then they discovered Kensington.

See Cards, back page

## Larger Public Safety Building Runs into Even Larger Snag

By Linnea Due

Normally four or five residents show up for the Kensington Fire Protection District’s regular meetings. On December 13, however, Kevin Ryan, of Ryan Geological Consulting, was slated to deliver the long-awaited results of Advanced Geological Services’ survey of the land upon which the Public Safety Building sits, and around thirty people came to hear the news.

Ryan, a geologist who specializes in seismic surveying, brought blow-up posters to aid his presentation. He explained that geophones were laid along the ground in a line, with a sensor, or phone, every ten feet. The phones delineate different layers of material down to about 35 feet. The survey lines were laid in three areas: at a diagonal in back of the building and a staggered line on each side (one line extended across the Arlington, the other to Amherst Ave.) Two lines indicated a similar structure of weathered bedrock covered by mixed soil—but one, in back of the building at the retaining wall, painted a very different picture.

“That discontinuity means that we have to assume that it’s an active fault,” Ryan said. He explained that in such cases, you’re guilty until proven innocent—the most likely explanation for a discontinuous soil structure is a fault. The only means of disproving this likelihood would be to remove the retaining wall and its 13-foot wide base, shore up the steep slope between the PSB property and the property behind it, and dig a trench to

See Public Safety Bldg., page 4

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## Letters to the Editor

### Greener than I Thought

According to records obtained recently through a PRA request, from 2005 through 2010 Kensington had a 29 percent decrease in garbage taken to landfill. This is contrary to what Bay View president Lewis Figone said in a 2011 letter — since a recycling incentive was introduced in 1999, “the company’s records reveal no significant decrease in the amount of refuse still taken to the landfill.” In the five years immediately preceding that statement, there were 5 to 17 percent decreases in all but one year. Since 2010 the amount taken to the landfill has been fairly constant.

There has been a 20 percent decrease in the amount of recycled materials for unknown reasons—perhaps because of source reduction (buying less of some products such as bottled water and items in excess packaging, reducing office paper, junk mail and newspapers) or opting for products in lighter containers (like wine-in-a-box and Perrier in plastic bottles), but probably not because residents are putting recyclables in with garbage, which also decreased.

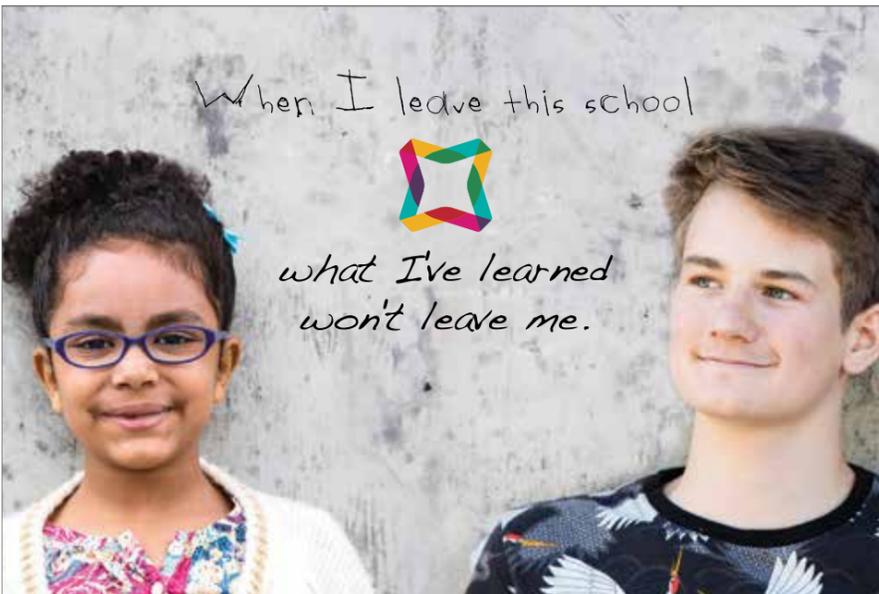
Yard waste has been relatively constant. Bay View picks up about 25 percent less yard waste than garbage. Based on an EPA value for weight of mixed yard debris, households average less than 30 gallons per pickup. This suggests that unlimited yard waste collection for everybody may not be imperative — but it is convenient for those who do a few big cleanups each year, as well as an important component of fire safety.

Since 2005, the relative amount of recyclables and yard waste has increased from 47 to 60 percent. The amount of waste that Kensington (residents and businesses) generates is currently 3.1-3.3 pounds per person per day (PPD). California has a goal of 75 percent reduction in landfill disposal by 2020, with a target of no more than 2.7 PPD taken to “the dump.” Our current landfill disposal rate is 1.2-1.4 PPD—exceeding the state goal two-fold, by augmenting recycling/composting through Bay View with source reduction and other measures. Kensington is greener than I thought prior to being able to finally see Bay View’s reports.

A. Stevens Delk, PhD



At the January 10 meeting of the Kensington Fire Protection District, Colleen Haley of the California Special Districts Association presented a District Transparency Certificate of Excellence to the Board of Directors. From left to right, Nina Harmon, Don Dommer, Janice Kosel, Haley, and Joe De Ville. Absent from the photo but present on the phone was Larry Nagel. Photo by Chief Lance Maples.



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The Kensington Community Council is dedicated to the improvement, development, and education of the community, and to the promotion of social welfare in Kensington. It enriches the community by providing educational and recreational programs for all ages and by publishing the Outlook, a monthly newsletter that covers local events and issues.

KCC also provides a forum for all Kensington community groups to meet and coordinate their respective efforts toward the common good of the community.

Opinions expressed in Letters to the Editor are those of the writers and do not reflect the opinion of the Outlook, its editor, or the Kensington Community Council. Letters must be signed and include the resident's phone number and address (which will not be printed). Letters 350 words or under will appear in the print edition (space permitting). Any letter over 350 words will be printed in the online edition only. Publication of letters and articles is subject to space and the editor's discretion. Obituaries of Kensington residents are printed without charge. All material must be received by the 10th of the month preceding issue date; submit by email to editor@kensingtonoutlook.com. No press releases or PDFs; Word documents or text in the body of an email are acceptable. Use one space, not two, after all periods.

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**MARCH 2018 DEADLINES:**  
Advertising Deadline February 8 Editorial Deadline February 10

# K E N S I N G T O N Community Education

## **KASEP** Kensington Afterschool Enrichment Program

Our KASEP Winter session is at the half-way mark, starting the first week of January and continuing all the way to Friday, March 16th. The 3 new classes were a big hit and all 3 classes received maximum enrollment. The Eco Kids class experimented with trapping carbon dioxide (CO2) using a liter bottle, balloon, baking soda and vinegar. The 3D Structures & Sculptures class constructed their own unique dreamscapes using card stock paper, glue stick, and scissors. The Metal Jewelry Creation class made initials, bracelets, and learned the art of wire wrapping on gemstones.

Spring KASEP Online Registration is on Tuesday, March 6th at 7:00 pm for Kindergarten and 7:30 for Grades 1-6 [www.kensingtoncommunitycouncil.org](http://www.kensingtoncommunitycouncil.org)

We will send brochures home in student backpacks and update our website the last of February.

Important Dates: Winter Break is February 19th - 23rd and there are "NO KASEP" classes that week.



I count and line my dinosaurs from BIG to little in 1, 2, 3 Math Kinder class.



The best fish I ever drew in Pastel Art class.



Judy & Jean pose with Gymnastics students



The process of making one's own journal is fun in Mixed Media class.



3 students play a board game they finished making in Carpentry class..

## THANK YOU KASEP FUND DRIVE DONORS 2018

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### Donations of Up to \$50

Elena Caruthers  
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## KCC Summer Camp 2018



Hard to imagine, but KCC is in gear, planning a terrific KCC Summer Camp 2018! KCC Summer Camp is for children entering first grade in FALL 2018 up through 6th grade. This year's camp is filled with exciting field trips around the bay such as The Jungle, Oakland Zoo, Lake Anza, and the ever popular Scandia Center to name a

few. Each week there is a new place to discover! Camp starts Monday, June 11th and goes until Friday, August 17th. You may enroll by the week. KCC camp offers tennis lessons, daily arts and crafts with an afternoon of sports & games along with a themed activity such as carpentry, ceramics, Legos, plus more! Online enrollment starts February 28th and is on-going. Our website will have all the details by the end of February.

### Tai Chi for Arthritis and Fall Prevention Tuesdays, 9:30-10:30am, Community Center, \$10

The tai chi class is based on Dr. Paul Lam's Tai Chi for Arthritis and Fall Prevention program, which has been taught to millions worldwide. In the United States, it has been recommended by the Arthritis Foundation and the Center for Disease Control and Prevention for its effectiveness in bringing pain relief, improving balance, and significantly reducing falls. The class is suitable for all people, regardless of physical condition. It is however, especially helpful for people who may be experiencing some health difficulties. The exercises incorporate all the health enhancing benefits of regular tai chi, but focuses on movements that are safe and relatively simple to do.

For further information, contact Nobuo at: [nnishi50@gmail.com](mailto:nnishi50@gmail.com)  
510-495-4860

### Tai Chi Chuan Fridays, 9:30-10:30am, Community Center, \$10

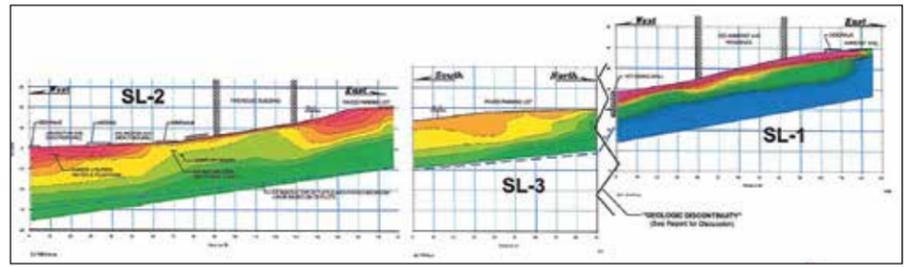
A gentle martial art, tai chi is a safe, rewarding activity for people of all ages and all levels of health. Tai chi incorporates both mind and body. Nobuo Nishi, instructor, has been teaching for 18 years.

### Acrylic Artists Wednesdays, 9:45 - 12:30pm, Community Center

Open Studio, lots of natural light. Come paint with other artists. Easels and tables are provided. Bring your canvas, paints, and creativity. Friendly group!

Public Safety Bldg.

...from page 1



In the graphic on the left, three yellow lines trace the locations of geophones placed by Ryan Geological Consulting to sample earth layers around the Public Safety Building. The graphic above shows the composition of those layers, which are very similar along Seismic Lines (SL) 2 and 3. However, there is a marked difference in composition where SL3 intersects SL1 at the rear north corner of the parking lot behind the building, at the retaining wall. Such marked differences are assumed to indicate an active fault. A known active fault also runs along the Arlington, in front of the Public Safety Building. Graphics courtesy of the Kensington Fire Protection District.

the anomaly. Then it would all have to be put back together. That would cost, several estimated, around \$200,000 and would be difficult to accomplish without putting the property behind at risk.

The upshot is that the large building presented by Ross Drulis Cusenbery Architecture at the public meeting last June is an impossibility because buildings must have setbacks from active faults (50 feet is standard), and the state will not allow new construction of an essential facility so close to an active fault. A revamped PSB likely will have to hew to its current footprint and be considered a remodel. “You could increase the footprint by going a tiny bit farther towards the Arlington,” Ryan said, “but then you’re running into what is already recorded as an active fault along the Arlington, so that too needs a setback.” The PSB is sandwiched between two active faults, one along the Arlington, one at the rear property line.

There are three options for Kensington, Ryan concluded: live with what we have, live with a very constrained expansion, or find another site. Living with what we have brings up the reasons such plans were begun—the present building does not meet current codes, is in need of a seismic upgrade, does not meet accessibility requirements, currently costs around a hundred thousand a year to maintain, and does not, as board president Don Dommer put it in June, “begin to meet adequate functional and operations needs for modern fire and police operations.”

A committee composed of Chief Lance Maples, district manager Brenda Navellier, and board members Don Dommer and Larry Nagel will meet to brainstorm options for moving forward.

Elections were held at the same meeting. Janice Kosel takes over the board presidency, and Larry Nagel and Joe DeVille are vice president and secretary respectively.

Now What?

In a January 5 interview about the geological survey, new president Kosel said, “We need to digest the information we got at that meeting, and KPPCSD needs to get a legal opinion on our options. We’re not moving forward until we can reconsider our options.”

The legal opinion is in regard to whether a new Public Safety Building could be sited at Kensington Park, on the hillside below and south of the library. That idea has met with heated opposition, though fire board director and PSB building committee member Don Dommer has long portrayed it as the preferable choice. Countered Ciara Wood, past KPPCSD board director, “That property was bought with community funds to use as park and open space, not for any other purpose. And it too could have seismic issues.” The park was bought with a limited obligation bond of \$2,512,880.64 passed by residents in June 1995.

By email, KPPCSD president Rachelle Sherris-Watt wrote that a legal opinion was not expected before the end of January. Writes Sherris-Watt: “I attended the December Fire Board meeting and found the information a bit surprising but not completely out of left field. . . . while we are concerned with the safety and functionality of [the PSB], it is not the most pressing concern. Given the North Bay fires, the cost, and our Community Center remodel, taking a long, careful look at the options is my preferred course. Plus, we need to educate the community about what the options are/aren’t to prevent protracted fights about the building.”

In an interview January 5, Dommer said that the building committee had been going by an analysis done by Kleinfelder Geotech Consultation in 2009 indicating no faults running east of the Arlington. “It looks like that analysis wasn’t on target,” Dommer said. “We were a bit behind the curve on that, I have to admit.”

Dommer discussed the possibility of gaining space vertically at the present site. That would need a variance, but because the hillside is steep, houses behind likely would not lose views. He said that meanwhile they’d been eliminating or reducing planned improvements in an effort to reduce the building’s size. For example, a holding cell had been included in initial sketches—said Dommer, “Small departments don’t have enough staff to run people out to county jail,” but according to Dommer, Interim Police Chief Rickey Hull said that some suggestions weren’t necessary. The planned third bay of the station house also has been eliminated. It may be possible, as Ryan indicated, to add a bit of space in the front, depending upon what setbacks are allowed. Dommer said that he had not yet ascertained those setbacks (25 feet vs. 50 feet) or what might be addressed by variances.

“If you make the building bigger, you’re pushing parking into the street,” Dommer cautioned. “Perhaps parking could be on the ground floor. We went from 15,000 square feet to 12,000, now we’re down to 10,000. There is a way to get a building on the site in the 10,000-square-foot range. You can miniaturize things to some point, and then you can’t go further. We’ve held off on the park site because we’ve had such an angry and accusatory reaction to that. I think we have less of a chance there.” However, as Ryan pointed out, it is unlikely that state regulations would allow new construction rather

than a remodel on or very close to the present footprint.

Concluded Dommer, addressing the money spent on preliminary plans and engineering, which is estimated at \$200,000, “We worked on two sites, thinking we could get one of them. It costs more money to have the police, so we have to program for them. There is always a certain amount of redoing.”

On January 8, at the KCC annual meeting of Kensington groups, fire board director Nina Harmon fielded a question about whether the preliminary plans presented at the June meeting are now unusable. “It’s not uncommon for that to happen,” Harmon explained, adding that the building would have to be redesigned since it cannot expand much, if at all, beyond the present footprint. KPPCSD board president Rachelle Sherris-Watt added that while “the architectural plans may not be relevant, there was a great deal of information gathered from fire and police personnel. We identified problems of very little room, privacy issues, operations issues.” The architects conducted extensive interviews with Fire Chief Lance Maples and then-chief of police Kevin Hart. The interviews informed plans formulated to construct a new \$12 million 11,500-square-foot building.

At the January 10 fire board meeting, Kosel predicted that little would be learned by the board’s next meeting, which was changed to February 7 because the usual date falls on Valentine’s Day. Dommer characterized this period as “a quiet time” on PSB plans. One change since that public meeting in June: the two special districts are now working together to identify options

## Kensington Hilltop Elementary Goes Solar

By Nicole Whiting

This past August, Kensington Hilltop Elementary students returned to a school powered by clean energy, thanks to the on-site solar project installed last summer.

As part of the District Solar Project at 31 school sites in West Contra Costa County Unified School District (WCCUSD), Hilltop school facilities are now powered by a 240 panel, 104.40 kWdc grid-connected system located on the northeast portion of campus. The panels are mounted on a carport above 12 faculty parking spaces.

The project was financed through a 20-year agreement between WCCUSD and Sun-Power Corporation. While providing stable, competitive power pricing to the district over the next 20 years, the solar installation will save an estimated 85 percent of the school energy bills, or approximately \$38,000 annually.

By producing over 175 MWh of clean energy annually, Hilltop’s solar project will mitigate an estimated 131 metric tons of carbon dioxide emissions associated with power production. This is equivalent to removing the greenhouse gas emissions associated with 28 cars a year, or from the annual energy use of 14 homes.

Principal Judith Sanders noted, “This project benefits our school, and is part of the district’s community-wide solution towards climate change. In education, we ultimately think in terms of our impact on the next generation, and these solar panels will provide a generation’s worth of renewable energy.”

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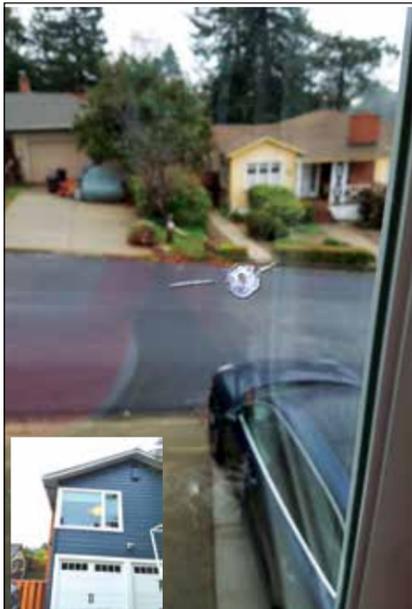
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# Shootings Roil New Year



By Linnea Due

On the night of January 2, between around 4:10am and 4:30, a sedan drove around upper Kensington shooting BBs at car windows. Upwards of twenty cars were damaged on Yale, Lake, Kenyon, Los Altos, Beloit, and Princeton among other streets. A house window at the corner of Anson and Eureka was also hit. "Because I have a new baby, I was up at 4:30 in the morning," said attorney Katy Young. "I was sitting by my living room window nursing my six-week-old baby. The window is on the corner facing Eureka. Blinds covered the top half, but the bottom was clear. I saw a whitish or cream-colored older sedan. It slowed down by my driveway, and I heard something hit the window. It freaked me out. I thought they threw something out of the car, but this particular window is like 15 feet off the ground."

Young said that the car continued down the street, not slowing at any other house. Later that morning, she opened the blinds to discover that a BB had pierced the first layer of glass of the double-paned window. "You could see me out the window," she said. A small light had been on in the living room during the incident. "I felt targeted. Coupled with new mom anxiety, it was terrifying."

Kelly Agnew lives on Los Altos, right on the edge of Tilden Park. She did not wake with the shooting, but a security camera captured the action on the street. The video, which she briefly posted on YouTube, shows a boat-like whitish sedan turning the corner onto Los Altos. The headlights are glaring, and it appears that the dome light is on and more than one person is in the car. Shots are fired as the car speeds past Agnew's house. Her own car escaped damage, but her husband's car window and car body were hit, and neighbors' cars on each side also were shot.

Agnew took the video down after someone told her that a hacker could make use of it. She has turned the video over to the police. "The shooter was definitely accurate," she said in an interview. "The shooter got most of the windows he was aiming at."

Six vehicles were hit on Los Altos. Evan Weaver, on Yale Avenue, posted still photos of the same car, also taken from a security camera. In that video, laughter can be heard along with the shots.

Multiple reports were called in to the Kensington Police Department, and people posted their experiences on Nextdoor. Officer Stephanie Wilkens took most of the reports, which are now in the hands of Detective Rodney Martinez. In an interview January 11, Detective Martinez said that darkness and the glare from the car's headlights made it unlikely that the videos could help identify the perpetrators. "We can't identify the car or who is in the car," he said. "In my experience, [lab work to enhance resolution] can only clear up color, not pixels. If the video was color or if it had been daytime, it would be different. We're waiting for a solid lead to come in." The Kensington police are working with Berkeley, as the car sped off down Grizzly Peak into Berkeley.

He mentioned the laughter heard on one video. "Every year in our town or other towns, kids run around doing pranks. It's a funny thing to them and a crime to us."

Martinez added that the BB that hit Katy Young's window must have ricocheted. "If it had been fired directly at the window, the BB would still be there, between the two panes. Instead, it glanced off." Once Young discovered the hole in her window, she examined the space between the panes, hoping for evidence but found nothing.

Ten days later, most victims noted that the level of mayhem fell right under their insurance deductibles. Young said that fixing her living room window was complicated but mostly covered by warranty and insurance. It meant, however, that everyone affected had to start the New Year on the phone to insurance agents.

A related discussion began on Nextdoor about posting CCTV cameras at what the topic initiator, Catherine de Neergaard, called "key crossing points" into Kensington: Grizzly Peak, Berkeley Park Boulevard, the Arlington, etc. This engendered posts about how it would work, police training, and whether the shooters came from outside Kensington. Privacy issues bothered at least one victim: Kelly Agnew agreed that CCTV cameras could theoretically catch someone. "But I'm a big believer in privacy and maintaining people's rights," she said. "I'm torn. It raises the issue of how much privacy we're willing to give up for security. And that seems like the overarching theme of these times."

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**DEEP GREEN**

In April, Kensington will sign on to not-for-profit MCE, our new electricity provider. Everybody gets Light Green (50 percent renewables), but residents can choose Deep Green (100 percent) at a minimal cost hike. KPCCSD and KPFD opted for Deep Green. See story in March issue and take the Deep Green Challenge.

# Survey Conducted on Short-term Rentals in Kensington

By Gail Feldman, Kensington Property Owners Association

How do short-term rental Accessory Dwelling Units (ADUs) of 30 days or less affect the Kensington community? The Kensington Property Owners Association (KPOA) tested opinion by conducting an online survey of members in November and presented the findings and recommendations on December 5 to the Kensington Municipal Advisory Council (KMAC) and the County Planning Department.

Accessory Dwelling Units (ADUs), also known as second units or in-law units, have been permitted by the county in the past, if they met requirements for parking, setbacks, privacy, and view obstruction. Less restrictive development law was enacted in 2016 to try to address housing shortages for families, students, and elderly living and working in California. To accomplish this goal, the state required counties and cities to amend their planning ordinances to make approvals “ministerial” (reviewed only by county planning and building staff), thereby eliminating neighborhood reviews in the approval process of an ADU, so long as the unit meets specified standards. Another significant change removed requirements such as off-street parking for ADUs. Although the intent of the less restrictive rules was to provide housing for people living and working in California, ADUs can be developed as short-term rentals (less than 30 days) under current rules. However, local jurisdictions do have the authority to regulate short-term rentals.

The KPOA survey found that 71 percent of respondents do not support short-term rental ADUs within 300 feet of where they live. Those responding that they didn’t care or weren’t sure was 25 percent; 4 percent were in favor of such rentals. When asked if they wanted to live in a residential neighborhood without a hotel-type operation, 72 percent agreed, while 16 percent disagreed, and 12 percent were neutral.

In terms of County Planning Department approvals for short-term use of ADUs, 78 percent of respondents would want discretionary approval processes for ADUs used for short-term rentals versus a ministerial approval process, which 22 percent supported.

## Economics of ADUs

Over 96 percent said that the purchase of their Kensington property was not contingent on developing an ADU for short-term rental, while less than 4 percent indicated it was. Under 10 percent (16) of respondents stated they currently rent out living space (short- or longer-term) on their Kensington property where they are also a resident. Five respondents (3 percent of total survey respondents) said that they have short-term rentals, of which three indicated that short-term ADU rental income bridges the gap in financing their mortgage.

## Problems with Currently Operating Short-term Rental ADUs

Forty-three percent did not know whether there was an ADU operating in their neighborhood, and 39 percent had not experienced a problem from short-term rentals ADUs. Of those who identified problems (and these may not only be tied solely to short-term rentals), 25 percent answered that street parking is a problem in their neighborhood from short-term rental ADUs, and 64 percent of survey respondents perceived there would be on-street parking problems with short-term rentals. Other problems experienced with short-term rentals were absentee landlord (11 percent), unknown persons in neighborhood (21 percent) and noise (10 percent).

Some respondents wrote short comments, such as, “There should be a difference between converting in-law units to short-term versus long-term rental. The latter does solve the housing problem in the Bay Area, the former just allows the home owner to make extra cash. I am against ADU for short-term rentals, but in favor of long-term rentals.”

“I like the current flexibility in the event I want to travel or need additional income. Are there really that many problems?”

“Renters flagrantly ignore the 72-hour rule. Parking for our friends, family, and service people (cleaners) is a constant problem.”

## Demographic Data

Households with someone over the age of 65 represented 66 percent of respondents and 41 percent had someone under the age of 18 years in the household. Some households have persons of both age categories. Each member household could submit only one completed survey and the household could not forward or retake the survey. There was a 42 percent response rate. Of the 391 surveys sent out through email using Survey

Monkey software, 159 to 169 answered the questions (response rate varied by question). Results from every ADU question were subjected to the Goodman-Kruskal Tau b statistics testing for validity relative to two recent federal census demographic measures specific to Kensington, and they passed the tests.

## KPOA Recommendations

KPOA recommends these procedures and regulations pertaining to short-term rental ADUs:

1. In the event that the county proceeds with allowing ADU rentals of less than 30 days, the approval process for such units in Kensington should follow a discretionary process.
2. This process should afford neighbors ample notification and the opportunity to request denial or other mitigations.
3. All short-term ADU approvals should conform to Kensington Zoning Ordinance standards and procedures as well as other procedures and standards specific to short-term rental ADUs.
4. All short-term rental ADU approvals should require off-street parking for the unit so as not to exacerbate existing parking problems.
5. The county should evaluate the impact to KPPCSD and KFPD on emergency response services when considering approval of short-term rental ADUs.
6. The county should consider other problems identified by respondents in the survey and enact meaningful standards that are enforceable by the county, to address them.
7. The county should develop procedures to identify which county official is responsible for responding to issues related to and enforcement of short-term rental ADU procedures and provide funding to support this function.

For further information or to join, please contact KPOA: kpoassoc@gmail.com.

## Interested in ADUs and More?

Contra Costa County Supervisor John Gioia is looking for interested, motivated Kensington residents to serve on the Kensington Municipal Advisory Council (KMAC). The KMAC is a volunteer citizen advisory group that primarily advises the supervisors on building and zoning in Kensington. KMAC recommendations are an important part of the county’s building permit application process. The KMAC meets monthly on the last Tuesday of the month at 7pm at the Kensington Community Center. For more information contact Kate Rauch in Supervisor Gioia’s office at 510-231-8691 or kate.rauch@bos.cccounty.us.

## November-December Police Log

### November Police Log

- 11/5 VANDALISM.** Highland Blvd. Discovered in AM, someone has been keying reporting party (RP) vehicle over time.
- 11/7 HIT AND RUN,** Amherst Ave., property damage. Occurred sometime overnight or morning. Case report taken.
- 11/8 VEHICLE ACCIDENT,** Stanford Ave. Vehicle into neighbor’s garage, two cars involved.
- 11/10 VEHICLE ACCIDENT,** Thousand Oaks, Berkeley Assistance to outside agency.
- 11/13 VEHICLE ACCIDENT,** Colusa Ave. Cyclist possibly struck by vehicle. RP with subject, who is conscious.
- 11/14 IDENTITY THEFT,** report taken at KPD lobby.
- 11/21 BURGLARY,** report taken at KPD.
- 11/24 VEHICLE THEFT,** Highgate Rd. Vehicle stolen, laast seen previous day. Case report taken.
- 11/24 PETTY THEFT,** Edgcroft Rd. Vehicle left unlocked overnight, multiple items and keys to multiple houses and a cabin were taken.
- 11/24 PETTY THEFT,** Ross at El Cerrito Plaza. Aided outside agency. White male stole items, last seen headed north towards BART.

### December Police Log

- 12/1 HIT AND RUN** Cold case, occurred on November 24, reported on 12/1 at KPD.
- 12/2 THEFT,** Highgate Rd. Cold vehicle break-in, occurred sometime yesterday or last night, unknown what was taken.
- 12/8 IDENTITY THEFT,** report taken at KPD.
- 12/12 BURGLARY,** Colusa Ave. Garage broken into sometime overnight, tires, misc. brand new tools taken. RP advise garage door possibly unlocked.
- 12/12 RECOVERED STOLEN VEHICLE,** Westminster. Parked on street for the last three weeks, vehicle towed.
- 12/13 PUBLIC SUBSTANCE INFLUENCE,** Colusa Circle. Wandering white male, late 40s, log note only.
- 12/14 PETTY THEFT,** Arlington. Bench secured with a wire removed from outside house. RP had a recent dispute with construction workers regarding trash, unknown if related.
- 12/15 IDENTITY THEFT,** Willamette. Husband received email advising that someone had ordered an iPhone using his account and had it delivered to Woonsocket, RI.
- 12/16 VANDALISM,** Beloit/Grizzly Peak. Reservoir and 15 MPH signs tagged, also speed sign tagged at Beloit and Cambridge.
- 12/21 HIT AND RUN,** Coventry Rd. Vehicle hit while parked yesterday, RP thinks responsible vehicle is a Nissan because he found a Nissan hubcap near his truck.
- 12/22 IDENTITY THEFT,** report taken at KPD.
- 12/25 VANDALISM,** Ardmore Rd. Auto window smashed in parking lot.
- 12/28 HIT AND RUN,** Kenyon Ave. RP’s parked vehicle hit sometime during night.

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# Kensington Calendar

## Locations:

Arlington Community Church (ACC), 52 Arlington Ave., 526-9146  
 Kensington Community Center, 59 Arlington Ave., 525-0292  
 Kensington Library, 61 Arlington Ave., 524-3043  
 Unitarian Universalist Church of Berkeley (UUCB), 1 Lawson Rd., Kensington, 525-0302, www.uucb.org

## Ongoing:

**Tai Chi for Arthritis and Fall Prevention** Tuesdays, 9:30-10:30am, Community Center, \$10

## Acrylic Artists

Wednesdays, 9:45-12:30pm, Community Center, \$9

## Tai Chi Chuan

Fridays, 9:30-10:30am, Community Center, \$10

## Jazzercise with Kevin Knickerbacker

ACC, Mondays-Fridays, 9:15am \$20 class or \$55 unlimited per month.

## Mindful Yoga with Wendy Beckerman

Tuesdays, 9:15am, bring yoga mat. \$18 drop in or discount for series.

## Israeli Folk Dance

Wednesdays, \$6, lessons/beginners 8pm, request dance party starts at 9pm.

## February:

### February 1 Everybody's Fellowship,

ACC, 6pm. Free to all who would like to join us. A Traditional Indian Wedding. Shanti and Lachu's niece, SeemaJawa, will tell us about the traditional symbols, events, clothing, and activities of her wedding. Everyone welcome; bring a dish to share and a friend. Come at 6pm, potluck dinner at 6:30, program about 7.

### February 1, 8, 15 & 22 Baby & Toddler

**Storytime** Stories, songs, puppets, egg-shakers and loads of fun! Two identical sessions 10:15am & 11:15am. Free. Kensington Library.

### February 3 Love Songs & Chocolate

**Concert** 7:30pm. Tickets at door: \$20 general, \$15 senior/student. UUCB.

### February 4 Dr. Karen Voorhees

UUCB member, writer. "The Future of Religion—A Report on Ken Wilber's What Now Conference." 9:30am. Free. UUCB.

### February 4 Love Songs & Chocolate

**Concert** 1pm. Tickets at the door: \$20 general, \$15 senior/student. UUCB.

### February 5 Kensington Library Knitting Club "The Castoffs"

All levels welcome. Please bring your own needles and yarn. We will provide support, encouragement and help. Learn new stitches, share your talents, and meet new friends.

### February 6, 13, 20 & 27 Family Storytime

Lots of picture books, songs, rhymes, and fun! Stuffed animals & pajamas welcome. Kensington Library, 6:30pm. Free.

### February 7 Kensington Unit of League of Women Voters

The intellectually stimulating women of Kensington will host a guest speaker who will bring us up-to-date on community issues at 1:15pm at 44 Beverly Road. 524-6071. Join us!!

### February 8 Ann Ralph,

author and fruit tree specialist, will speak on "Fruit Trees Simplified." Meet at 9:30am in the El Cerrito Community Center, 7007 Moeser Lane. Her book *Grow a Little Fruit Tree* will be available for sale. Presentation begins after a short general meeting and refreshment break. Members free, guests \$3.

### February 11 Dr. Irene Sardanis,

retired psychologist turned writer, author of

*The Magic of Memoir and Women in the Americas.* "Writing as a Spiritual Practice." 9:30am, free. UUCB.

### February 12 Matchbox Valentines

Join us to make your own paper-covered matchbox: the perfect little gift for your valentine. Use your matchbox to deliver a secret message, or a small gift. No crafting experience necessary. This craft is for adults and mature teens. Registration requested. Kensington Library, 6:30pm. Free.

### February 12 & 26 Kensington

**Library's Digital Docent** will answer your eReader and digital library questions every other Monday by appointment at 1pm. This one-on-one 60-minute appointment is intended for people seeking assistance with eBooks and eReaders. Sign up onsite at Info Desk. Please bring your device.

### February 15 Person of the Planet

**Speaker Series:** Jeff Kirschner 7pm, ACC. Free. We are excited to present Jeff Kirschner, founder of Litterati.org. The mission of Litterati is to eliminate litter worldwide. Come hear the ways we all can help and benefit from his organization.

### February 17 Madera Broom Pull

Join El Cerrito's Green Teams and Friends of Five Creeks to remove invasive French broom in the new Madera connection of the Hillside Natural Area. All ages welcome (under 18 with guardian). Bring a hat and water. Work gloves and tools will be provided. Meet at 10 am at the end of the cul-de-sac on Regency Court (off Kent Drive and Contra Costa Drive) above the Hillside Natural Area.

### February 17 Making a Difference

Menbere Aklilu, owner of Salute e Vita Ristorante, will talk about her life: at age ten in Ethiopia she saw her mother murdered; in Italy she fled her abusive husband and gave birth in a homeless shelter. Her experiences have inspired her to organize medical services, meals, and other outreach programs to help thousands of needy people. AAUW meeting at Christ Lutheran Church, 780 Ashbury St., El Cerrito. 10am, free, all welcome.

### February 18 Dr. Matthew Fox

(internationally acclaimed spiritual theologian; founder of University of Creation Spirituality), Jennifer Listug (writer, spiritual leader, and publicist), & Skylar Wilson (wilderness guide, leader of intercultural ceremonies). These authors will discuss "Order of the Sacred Earth," an intergenerational community of sacred activists. 9:30am. Free. UUCB.

### February 19 Memoir Group

10am, ACC. Free Monthly Memoir Group led by Ruth Robinson in the Fireside Room.

### February 22 Person of the Planet

**Speaker Series:** Marcella Pecanac 7pm, ACC. Free. Just when you thought "big business" means "bad business," we are pleased to introduce you to New Resource Bank in San Francisco. Marcella Pecanac will bring us a view of business finance and how doing well can mean doing good.

### February 23 Bridge Night

6pm, ACC. Monthly potluck and bridge play at all levels for ACCers and new guests.

### February 24 CPR/First Aid classes

The El Cerrito-Kensington Fire Department is offering CPR/First Aid classes on February 24 and April 7 at the El Cerrito Community Center

(7007 Moeser Lane). Cost is \$40 for CPR or \$80 for CPR and First Aid for residents (slight increase for non-residents). Registration is required and space is limited. Please email fire@kensingtonfire.org or call 510-215-4450 for more information or to sign up.

### February 24 The Armed Man: A Mass

for Peace by Karl Jenkins. Tickets \$20 adult, \$15 students, at door. Bryan Baker conducting the choirs of UUCB and Unitarian Universalist Church of San Francisco (Bryan Baker and Mark Sumner directors) Featuring soloists Marcelle Dronkers, Meghan Dibble, Rod Lowe, and Richard Fey. Accompanied by the Kensington Symphony Orchestra, Geoffrey Gallegos director. No one turned away for lack of funds. 8pm, UUCB.

### February 25 Dr. Kendra Smith,

psychotherapist, trainer and coach; teacher of metta and vipassana meditation; and longtime UUCB member. "Consciousness After Death? Investigation and Personal Experience." 9:30am. Free. UUCB.

### February 26 Kensington Library

**Book Club** Discussion of *The Sympathizer* by Viet Thanh Nguyen. Book Club meets on the 4th Monday and is open to all. 6:30pm, free.

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## Town Meetings

**Kensington Community Center**  
59 Arlington Ave., Kensington

**KCC-Feb 5.,** Kensington  
Community Council 1st Mondays, 6:30pm. 525-0292

**FKL-Feb 6, Friends of the Kensington Library,** 6:30pm (at the Library) 1st Tuesdays

**KPSC-Feb 12, Kensington Public Safety Council** Earthquake/Disaster Preparedness 2nd Mondays, 6pm. 501-8165

**KARO/ECHO-Amateur Radio Operators** 2nd Mondays of odd months, 7:30pm. 524-9815

**KFPD-Feb 7,** Fire Protection District 2nd Wednesdays, 7pm. 527-8395

**KPPCSD-Feb 8, Feb 22,** Police Protection and Community Services District 2nd & 4th Thursdays 7:30pm. 526-4141

**KIC- Kensington Improvement Club** 4th Mondays, 7:30pm. 524-7514.

**KMAC (Tent.)-Municipal Advisory Council** Last Tues. 7pm. (Call Supe. Gioia's office to confirm: 231-8691)

**Kensington Farmers' Market**  
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