



CONTRA COSTA COUNTY

AGENDA

Kensington Municipal Advisory Council

Wednesday, March 25, 2026

7:00 PM

61 Arlington Avenue, Kensington Zoom
[https://cccouny-us.zoom.us/j/87181561851?
pwd=3N06qNV1XSL7VE9WS2Jcz2Bi3
Maw4a.1](https://cccouny-us.zoom.us/j/87181561851?pwd=3N06qNV1XSL7VE9WS2Jcz2Bi3Maw4a.1)

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. **Roll Call and Introductions**
2. **Tree Arbitration Training**

Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).

3. **Approval of Minutes**

Approval of Minutes

January 28, 2026 Minutes

[26-1166](#)

Attachments: [20260128_Januarymeetingnotes](#)

4. **Discussion Items: Development Plan Application**

CCDP26-03006 153 Lawson Rd., Kensington

[26-1167](#)

Attachments: [CDDP26-03006-153-LawsonProjectnPDF](#)

The next meeting is currently scheduled for April 29, 2026

Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at Kensington Library 61 Arlington Ave., during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Joanna.steen@bos.cccounty.us



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1166

Agenda Date: 3/25/2026

Agenda #:

Advisory Board: Kensington Municipal Advisory Council

Subject: January 28, 2026 Minutes

Information: January 28, 2026 Minutes

KENSINGTON MUNICIPAL ADVISORY COUNCIL

MEETING NOTES – January 28, 2026

Location: Kensington Library, 61 Arlington Ave. and remotely via Zoom / telephone
Date: Wednesday, January 28, 2026 7PM

This meeting was recorded. <https://youtu.be/VWgI325mPuE?si=ZC9HDNHnf4HphaJ0>

1. Roll Call

Present: Ben Barry, Adam Novickas, David Peterson, Chris Brydon
Absent: Dahlia Frydman.

2. Citizens' Comments

Presentation by Contra Costa County Fire Coordinator Michelle Rinehart on wildfire mitigation, mapping of danger areas, code adoption, new fire district website, and improvements in fireworks regulation at the state level.

3. Approval of Meeting Notes from December 10, 2025 (unanimous)

4. **KMAC approved CDDP23_03009 0 Willamette Ave.** The applicant requested approval of a Kensington Design Review Development Plan with a variance for a 1-foot front yard setback (where 20 feet is required) for a retaining wall that exceeds 3 feet in height and a 5-foot front yard setback (where 20 feet is required) for a new 3,293-square-foot single-family residence (where 3,000 square feet is the maximum gross floor area allowed) on a vacant lot. The project also includes a tree permit for a code-protected tree that was previously removed. Those speaking in favor noted that the project is technically sound and has been waited on and made concessions for neighbor concerns for several years, and that it is a request by a young and growing family. Those opposed noted that size and bulk, the closeness to the sidewalk, and view impairment and natural light reduction. Opponents were nearby neighbors who felt that it didn't conform to the character of the neighborhood.

After due consideration and discussion, including several public speakers both for and against the project, a Motion to Recommend Approval was advanced by: Barry; seconded by: Peterson. Yes votes from Barry, Peterson and Brydon. Novickas abstains. **KMAC Approved 3-0-1 with Novickas Abstaining**

5. **Motion to adjourn** at 8:39 p.m. by Brydon; Unanimous.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1167

Agenda Date: 3/25/2026

Agenda #:

Advisory Board: Kensington Municipal Advisory Council

Subject: CDDP26-03006 153 Lawson Rd., Kensington

Presenter: Applicant

Contact: Joanna.steen@bos.cccounty.us

Information:

CDDP26-03006 153 Lawson Rd. The applicant requests approval of a Development Plan and Kensington Design Review for construction of a 265-square-foot addition to an existing garage, an approximately 210-square-foot addition to and replacement of a 2nd story covered deck, and a new approximately 66-square-foot entry that results in a total gross floor area of approximately 5,380 square feet where 3,600 square feet is the gross floor area threshold for a public hearing. The project also includes the installation of a new lift for accessibility. Project Location: (Address: 153 LAWSON RD, KENSINGTON, CA 94707 101), (APN: 572034017)

Referral History and Update:

Recommendation(s)/Next Step(s):



Planning Application Summary

County File Number: CDDP26-03006

File Date: 2/27/2026

Applicant:

Jarrell Conner Tierney Conner Architecture jarrell@tierneyconner.com
363 17th Street (510) 531-0540
Oakland, CA 94612

Property Owner:

TAI CHI & ANITA LUK lukassoc.george@gmail.com
153 LAWSON RD (510) 531-0540
KENSINGTON, CA 94707 101

Project Description:

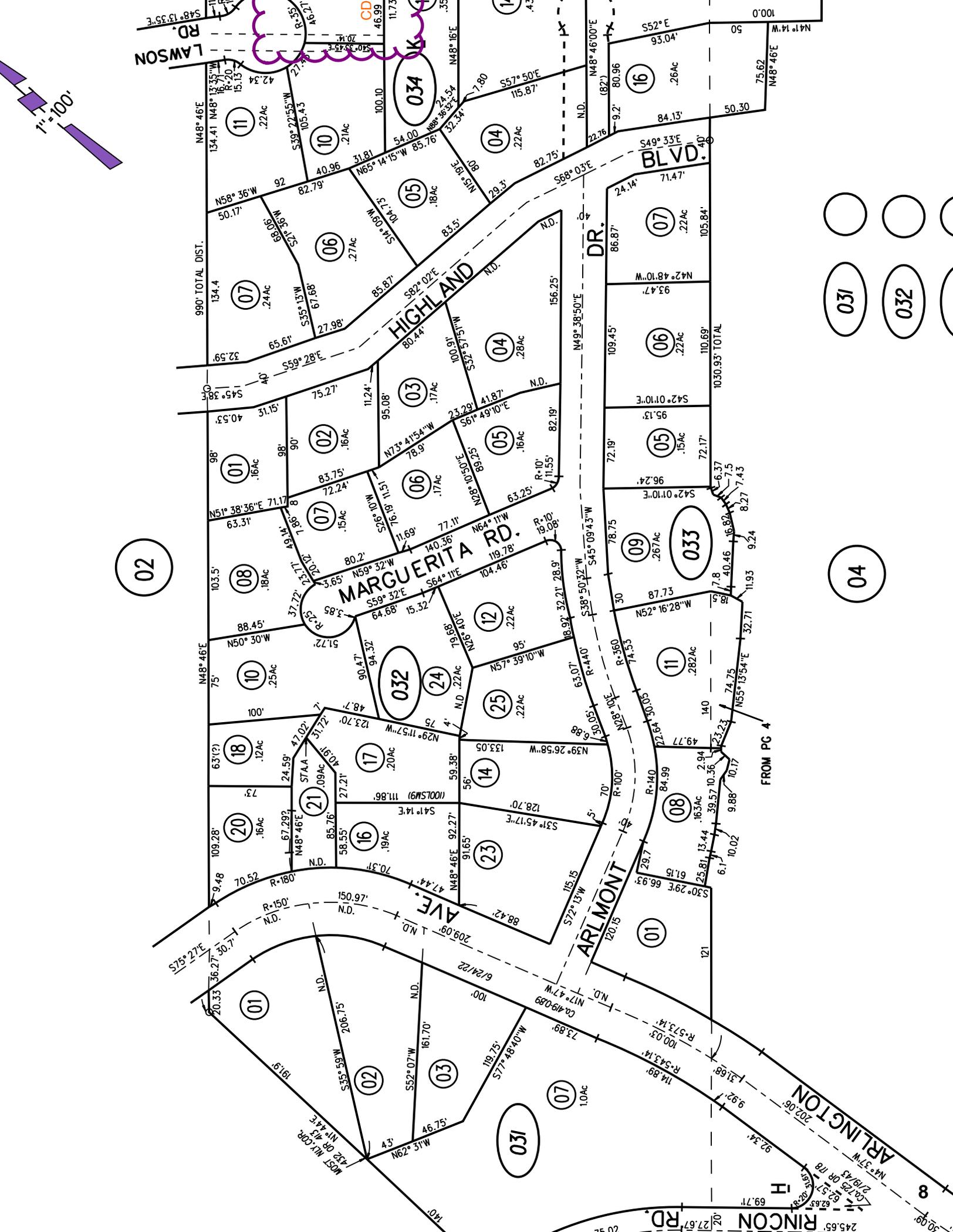
The applicant requests approval of a Development Plan and Kensington Design Review for construction of a 265-square-foot addition to an existing garage, an approximately 210-square-foot addition to and replacement of a 2nd story covered deck, and a new approximately 66-square-foot entry that results in a total gross floor area of approximately 5,380 square feet where 3,600 square feet is the gross floor area threshold for a public hearing. The project also includes the installation of a new lift for accessibility.

Project Location: (Address: 153 LAWSON RD, KENSINGTON, CA 94707 101), (APN: 572034017)

Additional APNs:

General Plan Designation(s): RM	Zoning District(s): "R-6, -TOV -K"
Flood Hazard Areas: X	AP Fault Zone: NO
60-dBA Noise Control: NO	MAC/TAC: KENSINGTON MAC
Sphere of Influence: El Cerrito	Fire District: KENSINGTON FIRE
Sanitary District: STEGE SANITARY	Housing Inventory Site: NO
Specific Plan: NO	

Fees:				
Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
SLS036AH	Undersized Lot Review with Hearing	002606-9660-REV-000-5B036H	3000.00	3000.00
Total:			3087.00	3087.00



1" = 100'

LAWSON RD.

02

HIGHLAND BLVD.

MARGUERITA RD.

DR.

ARLMONT

ARLINGTON

RINCON

11

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031

032

031

032

04

8

8

573093008

57309300

52

572034014

572034018

RM
572034017

153

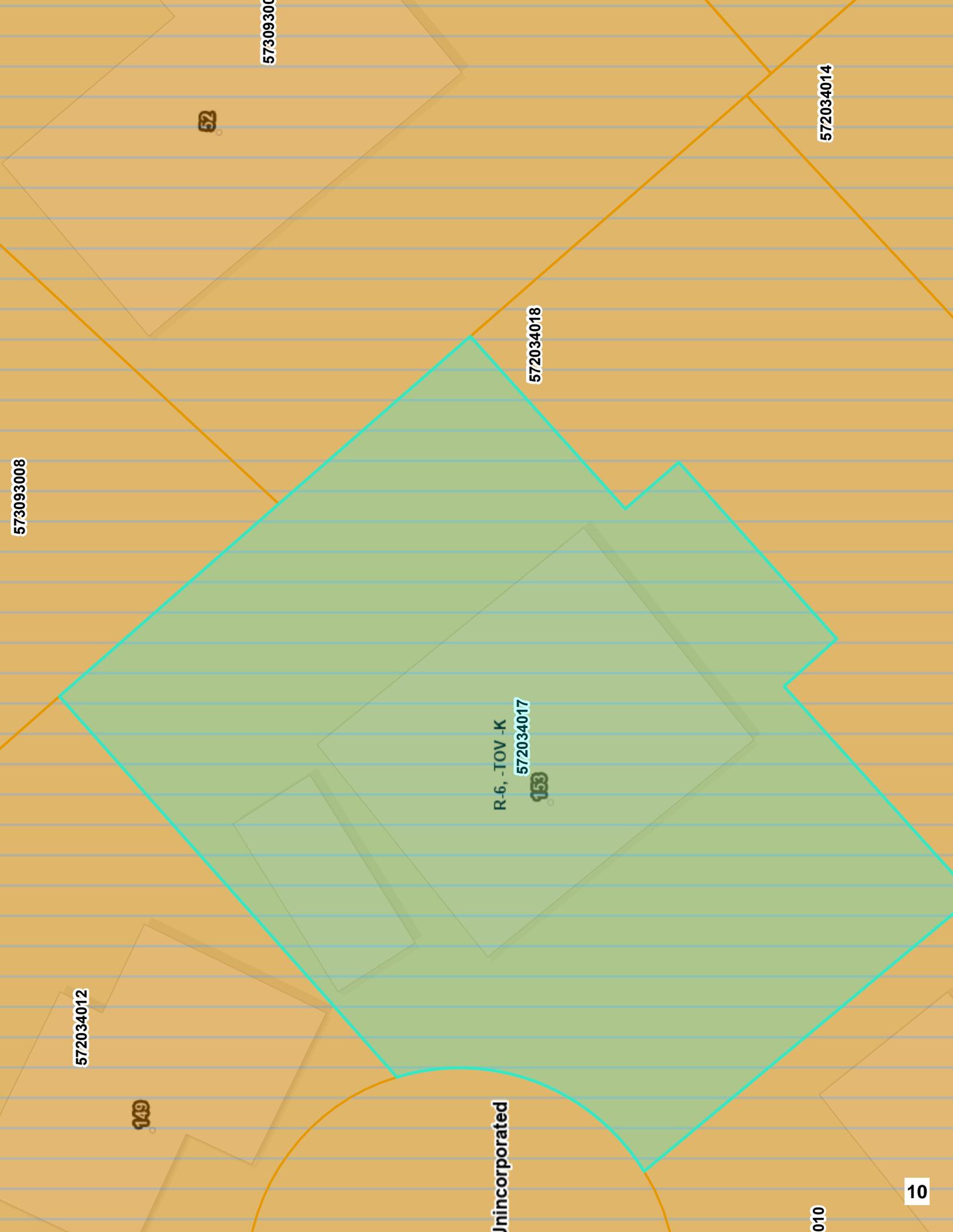
572034012

149

Unincorporated

010

9



57309300

52

572034014

572034018

R-6, -TOV -K
572034017
153

573093008

572034012

149

Incorporated

010

10



57309300

52

572034014

572034018

573093008

Unincorporated
572034017

153

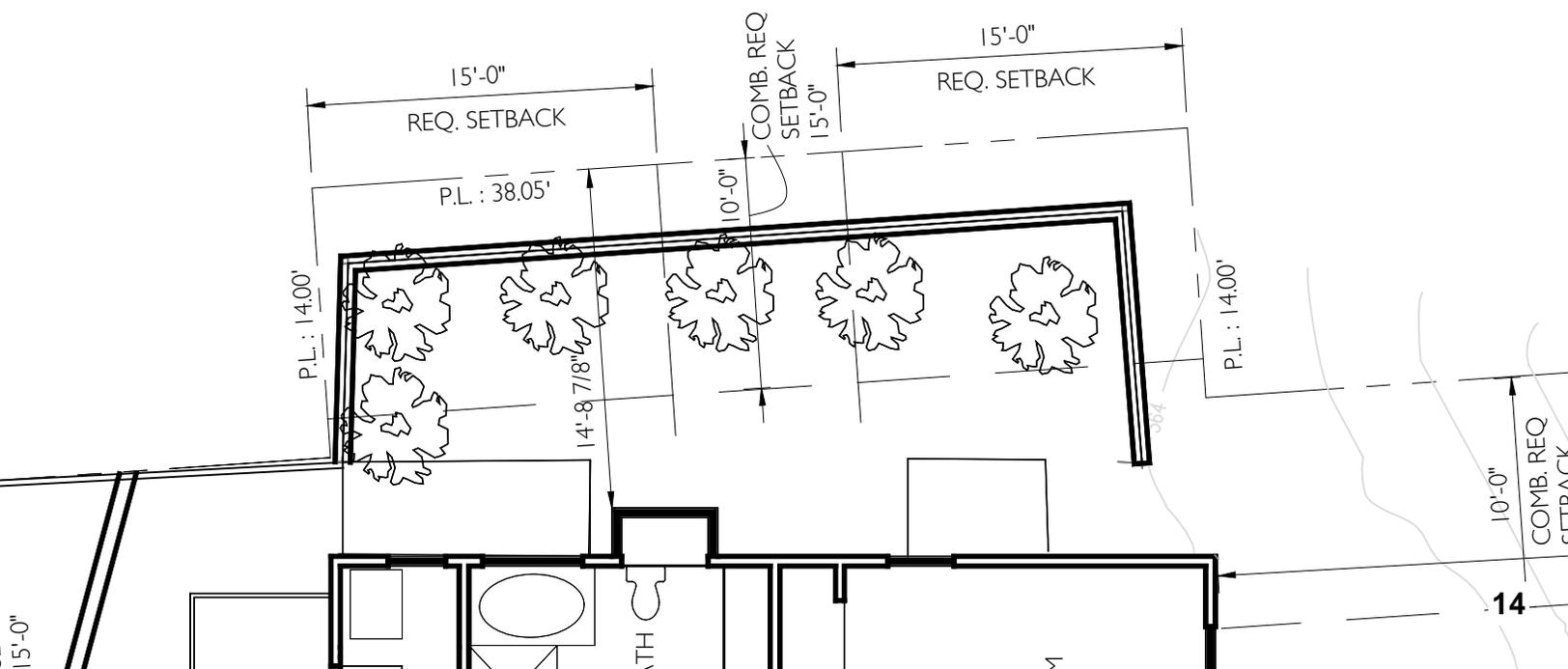
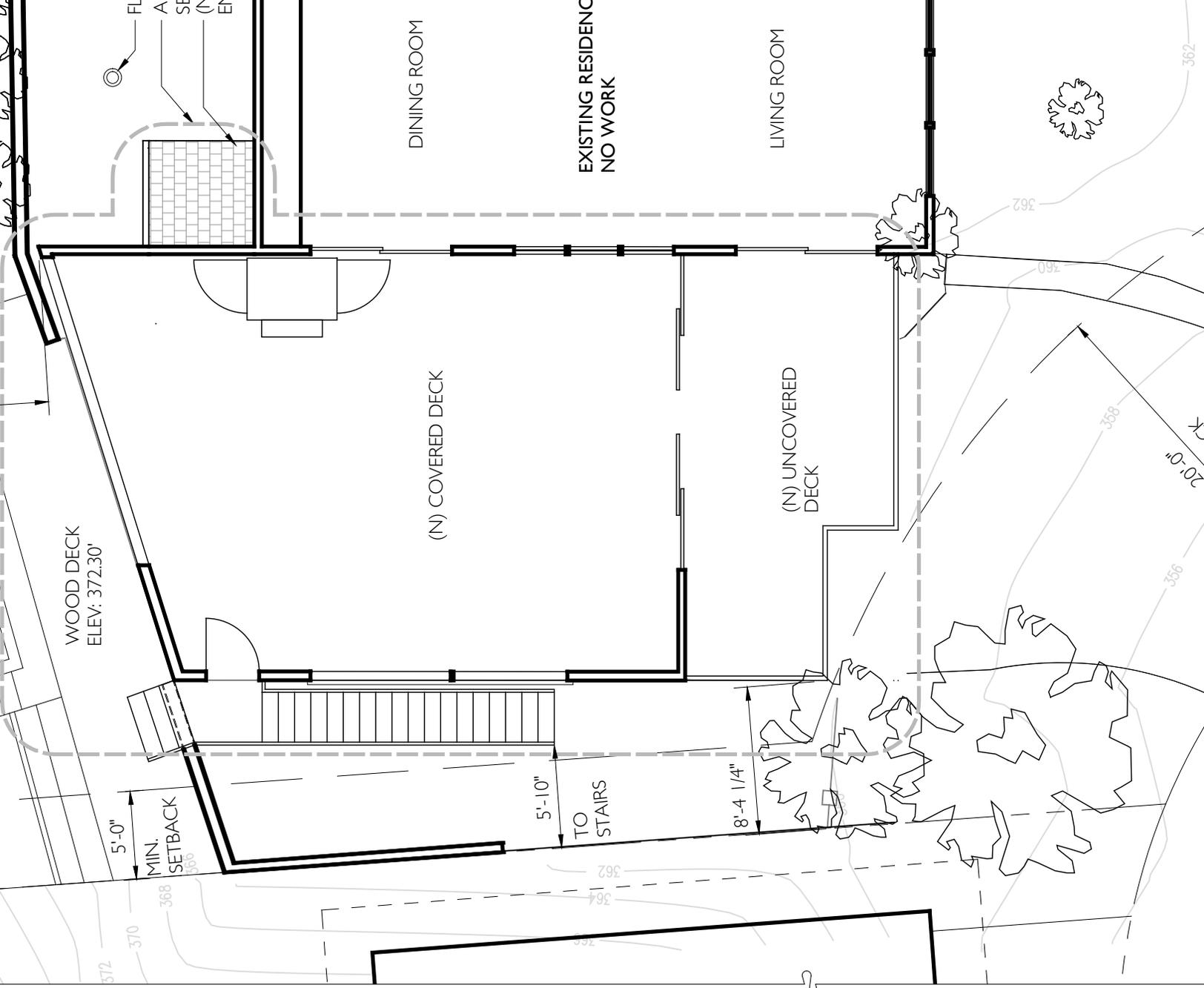
572034012

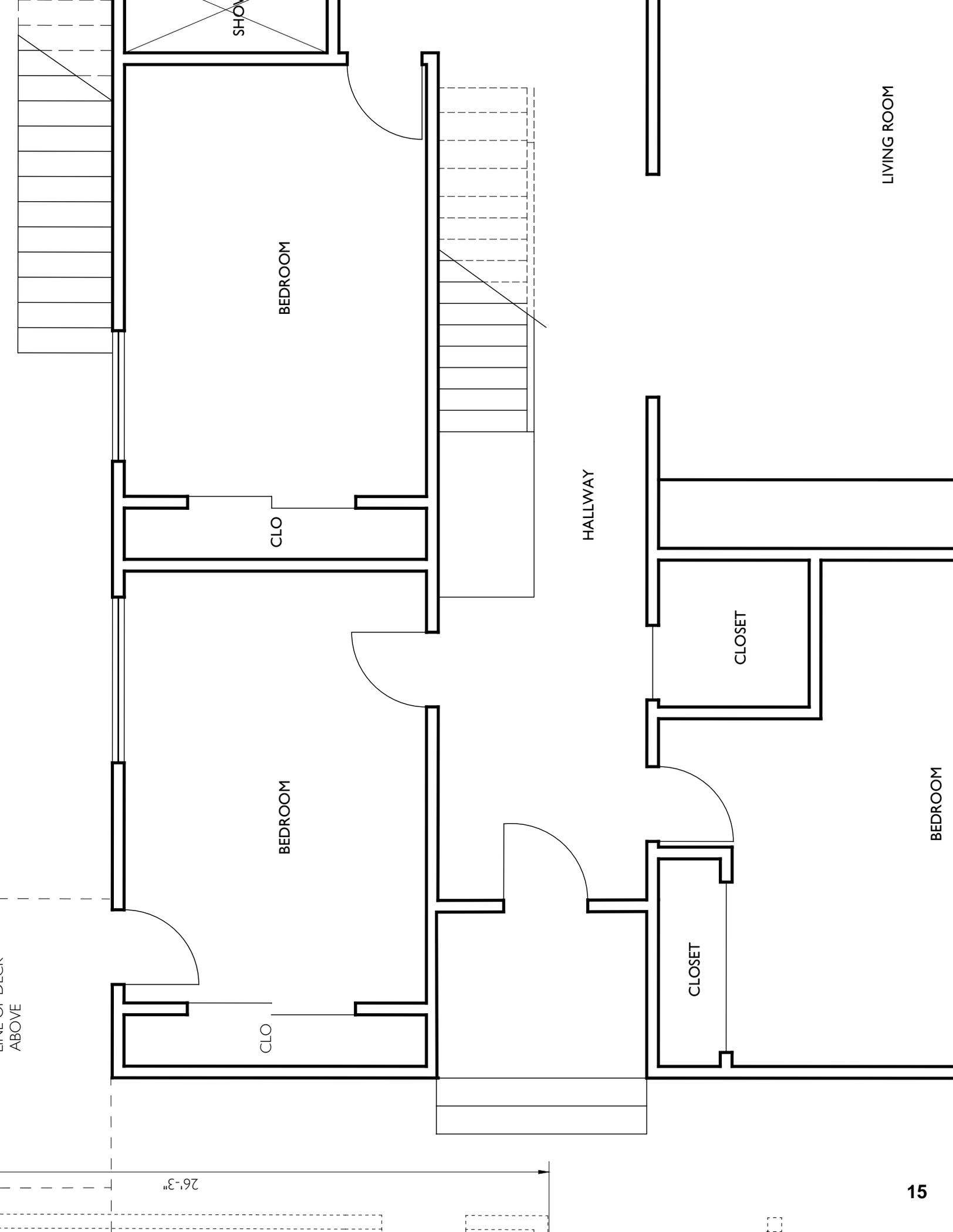
149

010

11

<p>es with attached ily dwelling units.</p>	<p>eed 1.28 gallons per flush. ormance criteria of the U.S. s. ore than 1.8 gallons per the performance criteria of needs. mbined flow rate of all the valve shall not exceed 1.8 designed to only allow one shall not exceed 1.2 gallons idential lavatory faucets si. eed 1.8 gallons per minute the flow above the minute at 60 psi, and must minute at 60 psi.</p>	<p>APPLICABLE</p>	<p>NOT APPLICABLE</p>	<p>A0.8</p>	<p>NOT APPLICABLE</p>
<p>Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.</p>	<p>4.503 4.503.1 FIREPLACES GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type.</p> <p>4.504 4.504.1 POLLUTANT CONTROL COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.</p>	<p>NOT APPLICABLE</p>	<p>NOT APPLICABLE</p>	<p>A0.8</p>	<p>NOT APPLICABLE</p>
<p>Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.</p>	<p>4.504.2 4.504.2.1 FINISH MATERIAL POLLUTANT CONTROL. Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall comply with local or regional air pollution control or air quality management district rules or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.</p> <p>4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply.</p> <p>4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.</p> <p>4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency including Manufacturer's product specification and/or field verification of on-site product containers.</p>	<p>YES</p>	<p>A0.8</p>	<p>YES</p>	<p>A0.8</p>
<p>Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.</p>	<p>4.504.3 4.504.3.1 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus Program.</p> <p>4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.</p> <p>4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.</p> <p>4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall be certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program) or the Resilient Floor Covering Institute (RFCI) FloorScore program.</p> <p>4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior of</p>	<p>YES</p>	<p>YES</p>	<p>A0.8</p>	<p>YES</p>
<p>Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.</p>	<p>4.504.3 4.504.3.1 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus Program.</p> <p>4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.</p> <p>4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.</p> <p>4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall be certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program) or the Resilient Floor Covering Institute (RFCI) FloorScore program.</p> <p>4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior of</p>	<p>YES</p>	<p>YES</p>	<p>A0.8</p>	<p>YES</p>





SHOWER

BEDROOM

CLO

BEDROOM

CLO

HALLWAY

CLOSET

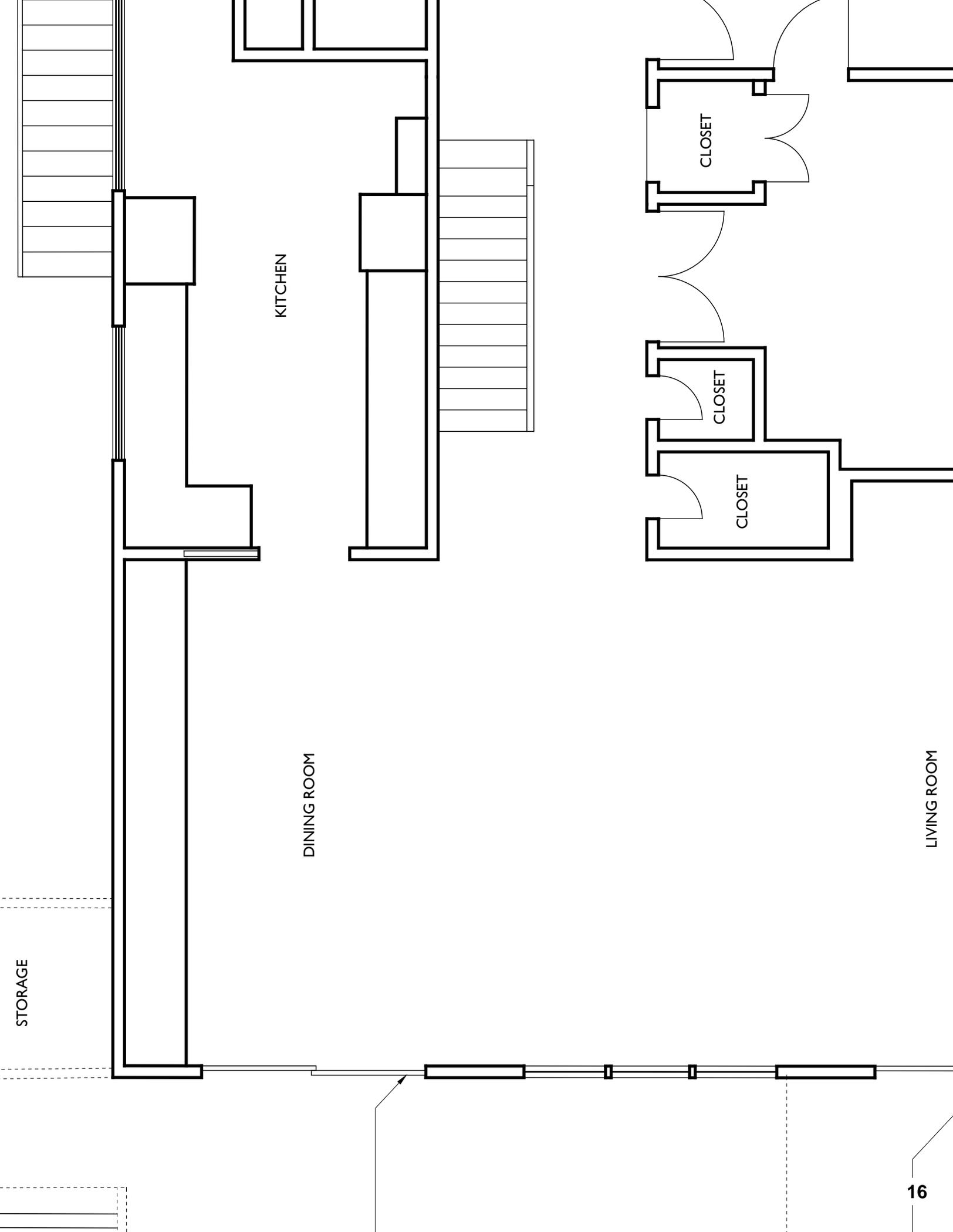
CLOSET

LIVING ROOM

BEDROOM

LINE OF DECK ABOVE

26'-3"



STORAGE

KITCHEN

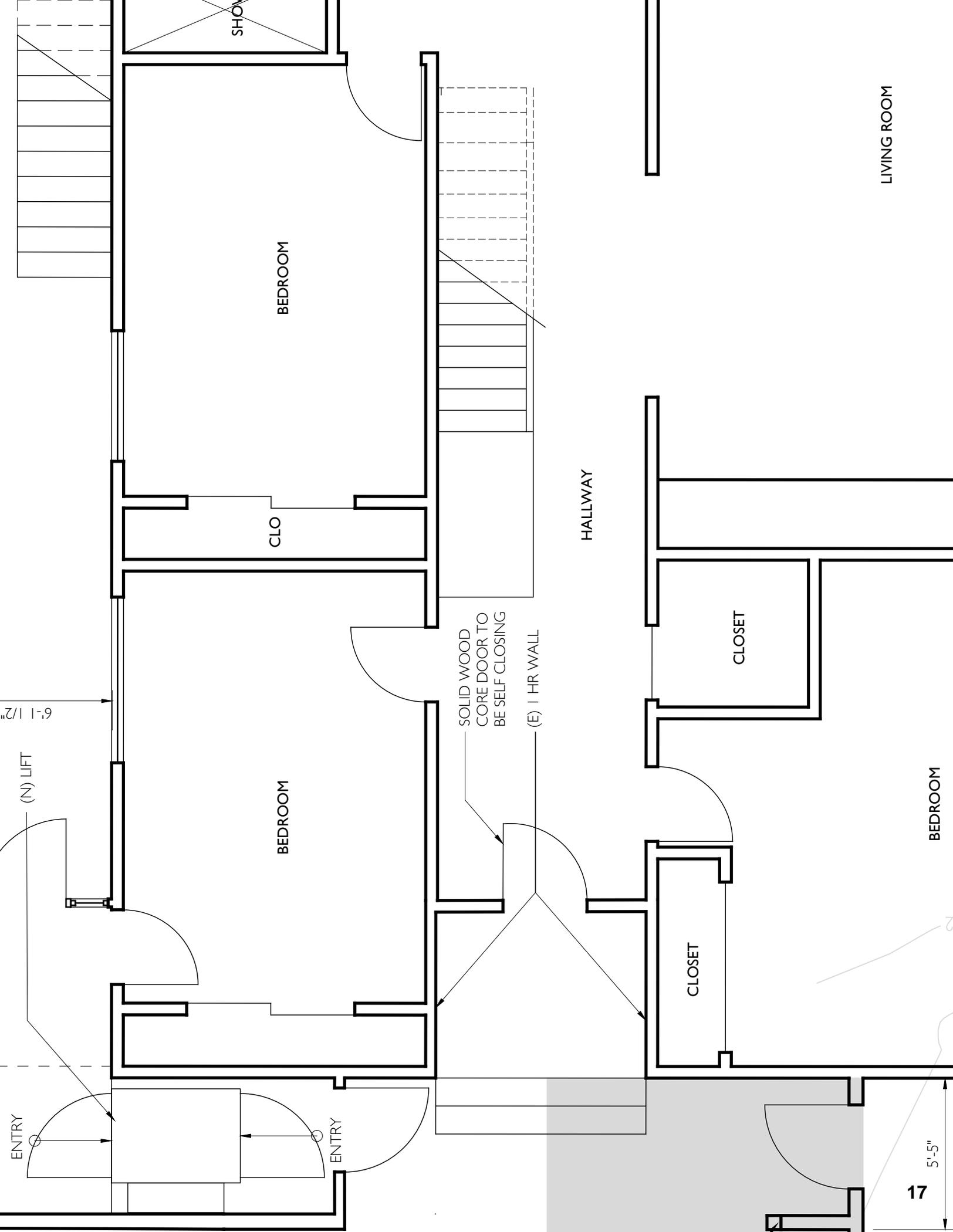
DINING ROOM

CLOSET

CLOSET

CLOSET

LIVING ROOM



SHOW

BEDROOM

CLO

BEDROOM

SOLID WOOD
CORE DOOR TO
BE SELF CLOSING

(E) | HR WALL

HALLWAY

CLOSET

CLOSET

LIVING ROOM

BEDROOM

6'-1 1/2"

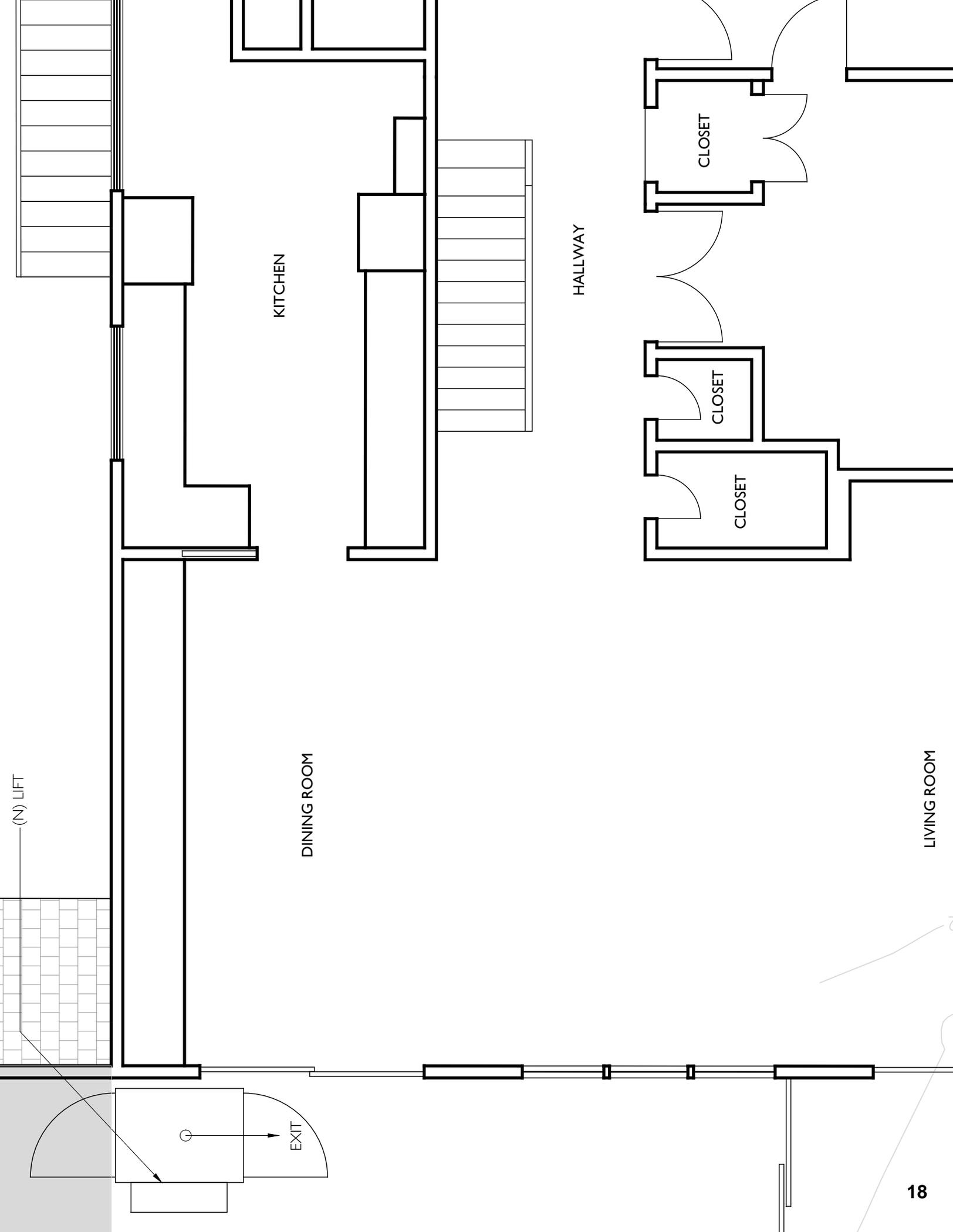
(N) LIFT

ENTRY

ENTRY

17

5'-5"



(N) LIFT

KITCHEN

DINING ROOM

HALLWAY

CLOSET

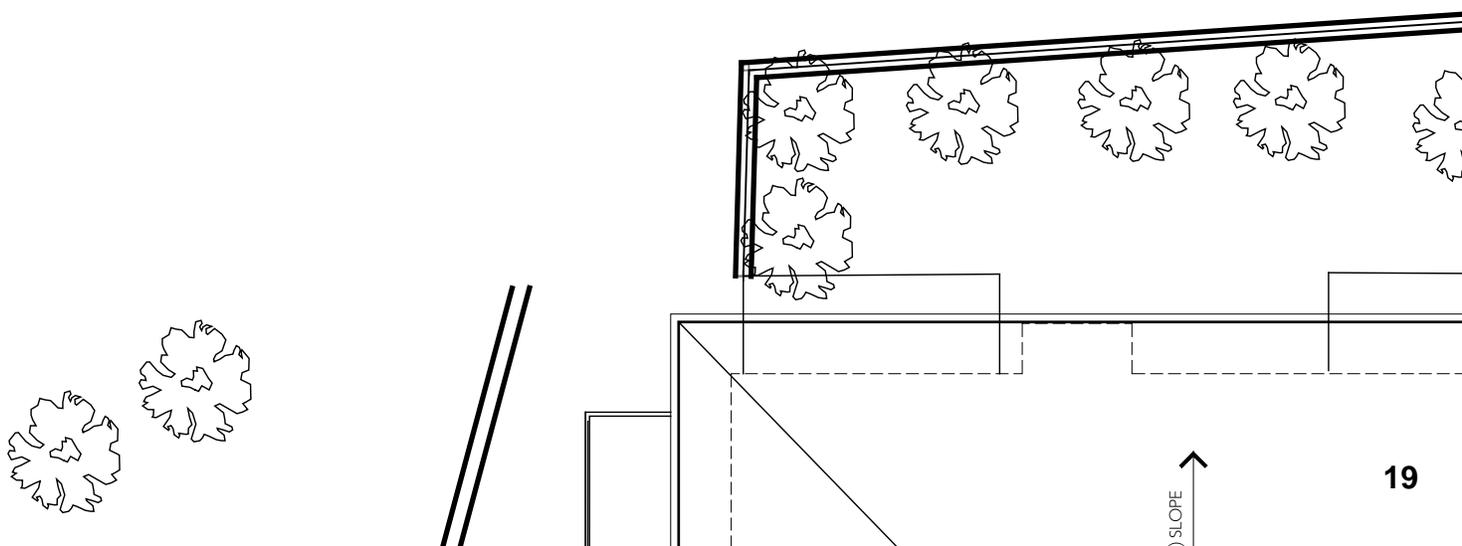
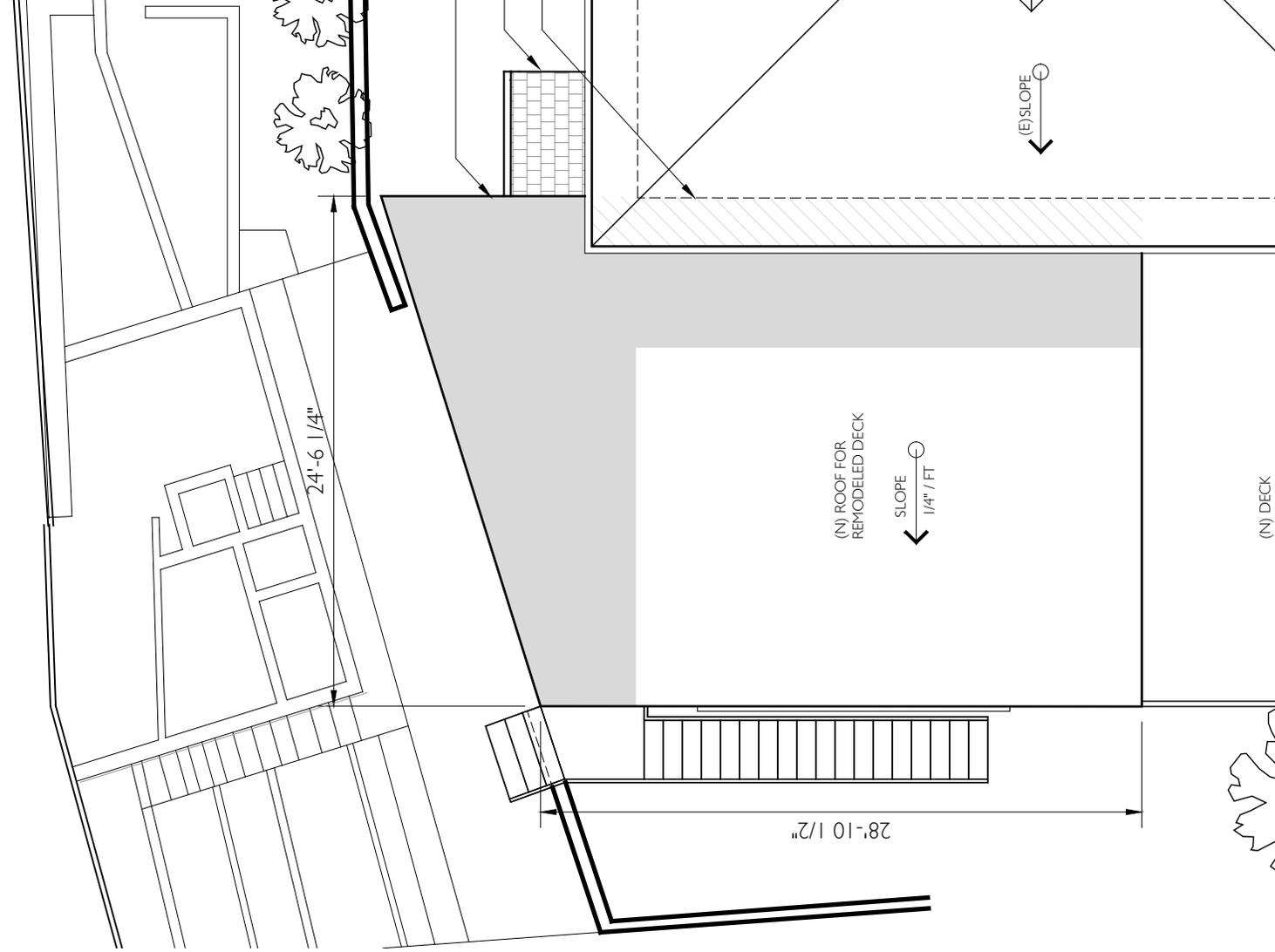
CLOSET

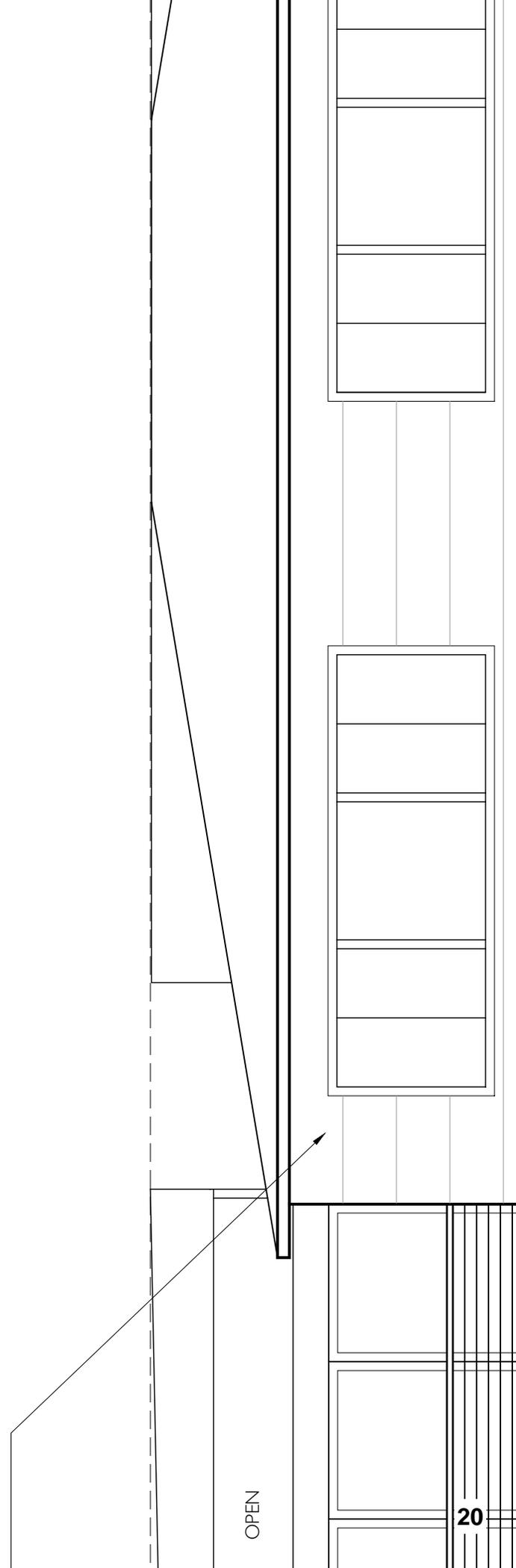
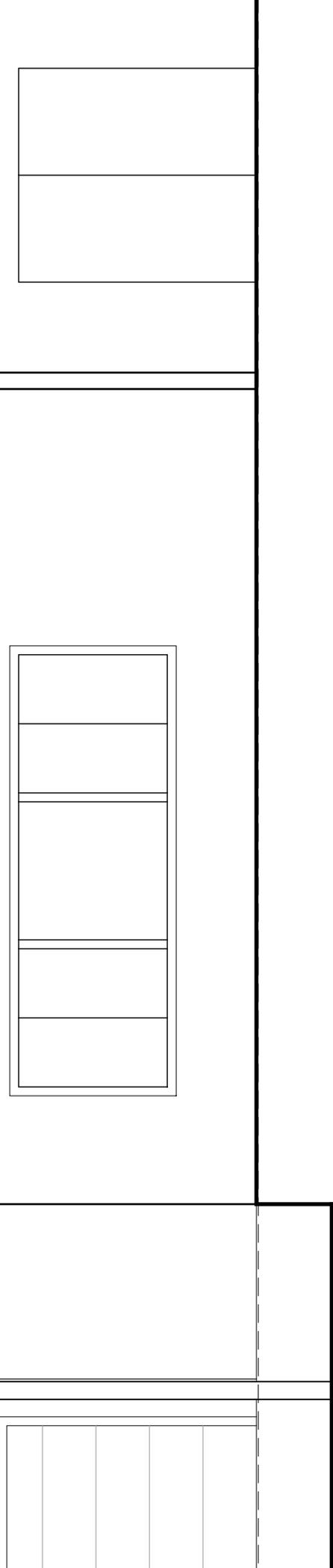
CLOSET

LIVING ROOM

EXIT

WIRE FENCE





OPEN

GARAGE FL.

+0'-0"
T.O. FINISH



(N) WOOD FENCE, TYP.

(N) GUTTERS

(N) CEMENT
PLASTER WALL

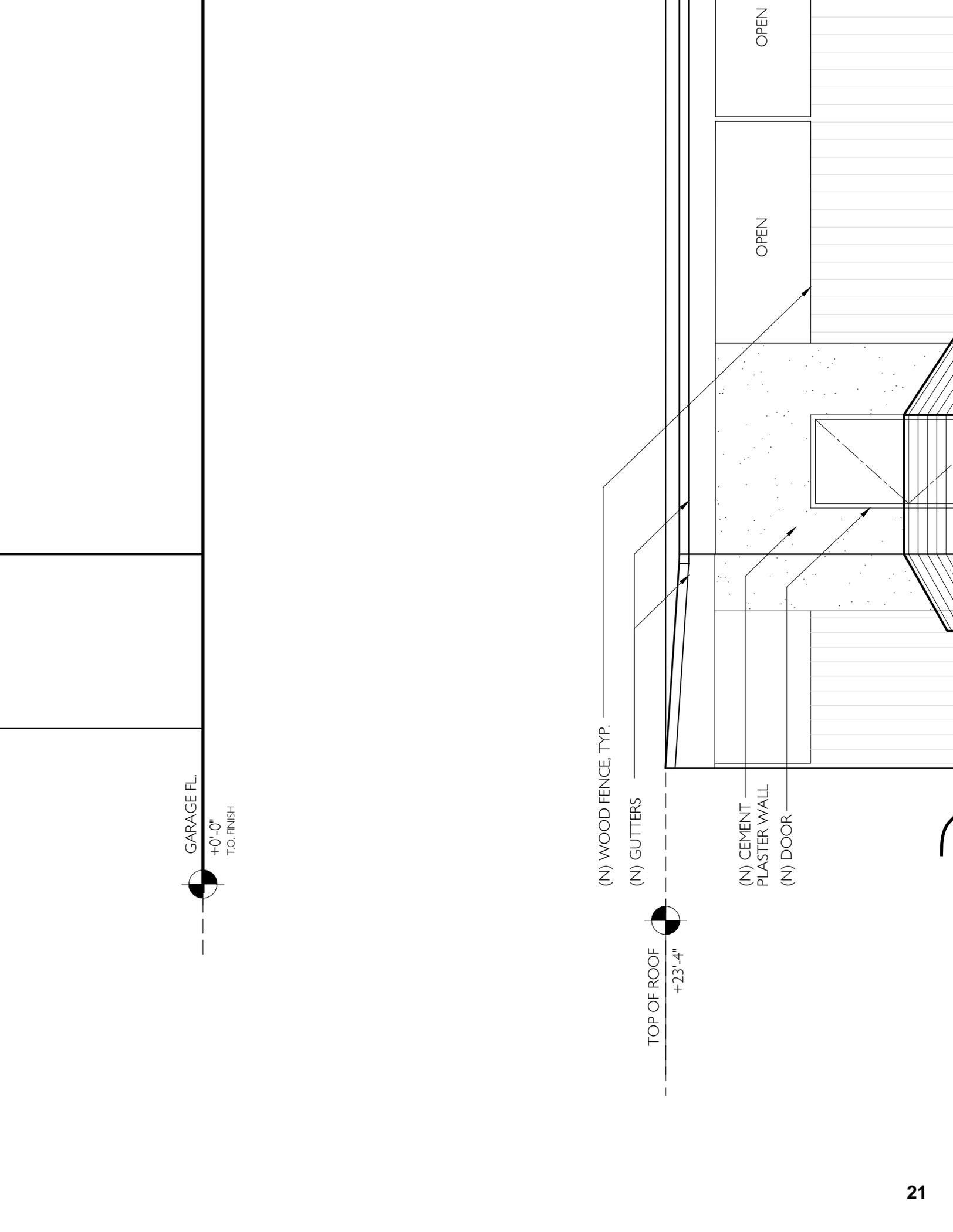
(N) DOOR

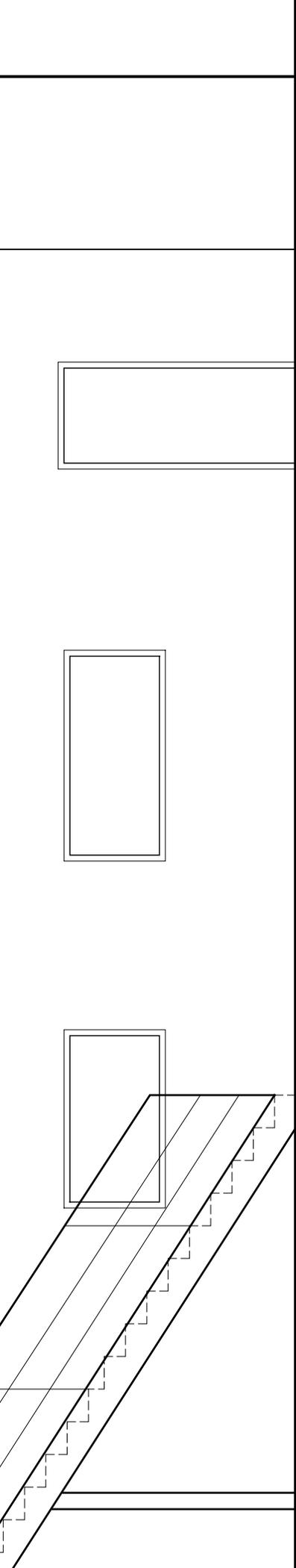
OPEN

OPEN

TOP OF ROOF

+23'-4"

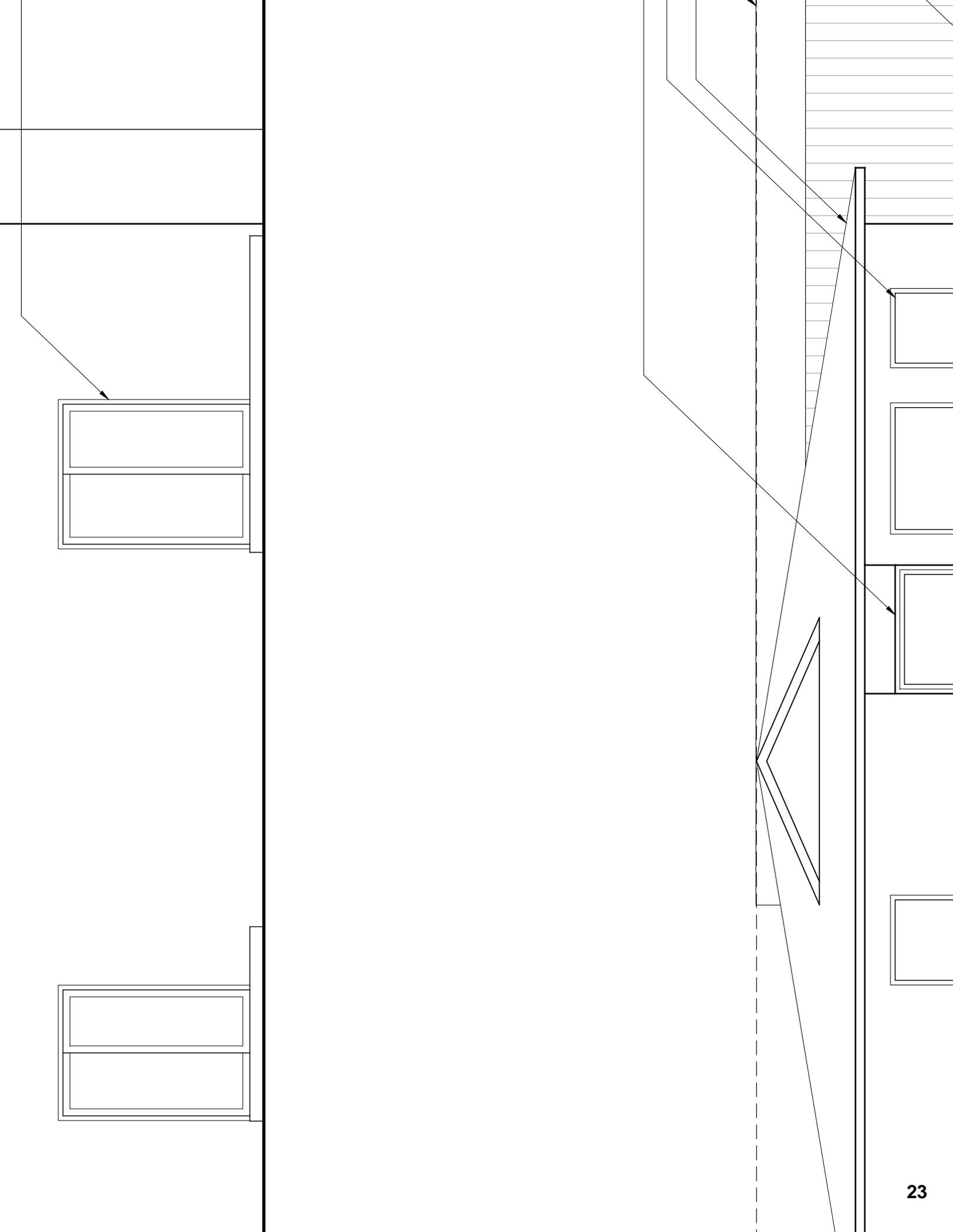




(N) ROOF OVER DECK

(N) WOOD FENCE

(N) ROOF OVER GLASS
ENCLOSURE



(E) DOORS AND WINDOWS
OF (E) HOUSE

LOWER ROOF

ROOF COVER OVER
MODELED DECK

