



# CONTRA COSTA COUNTY

## AGENDA

### Kensington Municipal Advisory Council

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Wednesday, January 29, 2025

7:00 PM

61 Arlington Avenue, Kensington |  
[https://cccouny-us.zoom.us/j/83020078959?](https://cccouny-us.zoom.us/j/83020078959?pwd=YIRscWZRMTNLUWgrUkVsUzQwOEJYdz09)  
[pwd=YIRscWZRMTNLUWgrUkVsUzQwOEJYdz09](https://cccouny-us.zoom.us/j/83020078959?pwd=YIRscWZRMTNLUWgrUkVsUzQwOEJYdz09)

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#### Meeting of the Kensington Municipal Advisory Council on January 29, 2025

1. Roll Call and Introductions
2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
3. Review of the following projects: [25-346](#)  
25-03002 18 Highgate Rd.  
24-03059 20 Eagle Hill Rd.  
24-03061 60 Arlington Ave.  
24-03060 279 Colusa Ave.  
24-00007 AT&T Pole at 7 Stratford Rd.

**Attachments:** [250129 KMAC Notice - 18 Highgate Rd](#)  
[250129 KMAC Notice - 20 Eagle Hill Rd](#)  
[250129 KMAC Notice - 60 Arlington Ave](#)  
[250129 KMAC Notice - 279 Colusa Ave](#)  
[250129 KMAC Notice - AT&T Pole at 7 Stratford Rd](#)  
[241211 Meeting Notes KMAC 2.0](#)  
[250129 KMAC Mtg Agenda 1.0](#)

The next meeting is currently scheduled for February 26, 2025

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 \_\_\_\_\_, during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://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: Robert Rogers at 510.942.2224



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 25-346

**Agenda Date:** 1/29/2025

**Agenda #:** 3.

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Advisory Board: Kensington Municipal Advisory Council KMAC

Subject: Development applications

Presenter: NA

Contact: Robert Rogers

Information:

Referral History and Update:

Recommendation(s)/Next Step(s):

# NOTICE OF PUBLIC HEARING



## **Kensington Municipal Advisory Council (KMAC)**

**Regarding:** 18 Highgate Rd., Kensington, California

**Date / Time of Hearing:** Wednesday, January 29, 2025, 7 pm

**Location of Hearing:** In Person and remotely via Zoom

**In Person:** Kensington Library, 61 Arlington Ave.

**Remote Access:** Join the meeting remotely via Zoom using this link:

<https://ccccounty-us.zoom.us/j/83020078959?pwd=YIRscWZRMTNLUWgrUkVsUzQwOEJYdz09>

Meeting ID: 830 2007 8959 Password: 136555

**For Help with Remote Access:** email Robert Rogers – [robert.rogers@bos.cccounty.us](mailto:robert.rogers@bos.cccounty.us)

## **Purpose of Hearing: Kensington Development Plan & Design Review; Zoning Variance Request**

Dear Kensington Homeowner:

The Kensington Municipal Advisory Council (KMAC) is charged with the review of applications for building permits falling within its jurisdiction. KMAC's jurisdiction is defined by Contra Costa County ordinance. KMAC makes recommendations for approval or denial of these applications to the Contra Costa Community Development Department (CCCDD). At the **January 29, 2025** hearing, KMAC will render a decision to recommend approval or denial of the below project. As part of this process, neighbors who support, oppose, or simply desire more information about the planned construction project are encouraged to attend. Public comment is welcome. Persons who support or oppose this application may present evidence (either documents, pictures, or an oral presentation) in support of their position.

The application is as follows:

**25-03002 18 Highgate Rd.** Applicant seeks approval of a Kensington Development Plan and Design Review for the construction of a new 4,239 sq.ft. single-family residence on a vacant lot (gross floor area threshold is 3,200 sq.ft.). The project also includes the removal of two code protected trees. (Previously approved under ref CDDP19-03011, expired in May 28, 2022).

*A set of drawings is available for review on Supervisor John Gioia's website at the following link:*

<https://www.contracosta.ca.gov/1641/Kensington-Municipal-Advisory-Council>

The applicable Contra Costa County Ordinance provision(s) for this application are indicated below:

**X** **Chap. 82-74.2** (Kensington Combining District). KMAC will review new residential development to provide reasonable protection for existing residences regarding views, design compatibility (including bulk, size, and height), adequate parking, privacy, and access to sunlight, as determined by the provisions within the ordinance.

     **Chap. 26-2 and 82.6** (Variance from Zoning Requirements). KMAC will review requests for variances from applicable zoning requirements to determine whether the requested variance places the property owner in parity with other similarly situated property owners, owing to a lot's particular shape, topography or other unique factors that do not allow the zoning requirements to be met. A variance may not grant a special privilege, inconsistent with the limitations upon other properties in the vicinity.

For additional information: Contra Costa County Supervisor John Gioia's office at 510.942.2220, or [robert.rogers@bos.cccounty.us](mailto:robert.rogers@bos.cccounty.us) (Attention KMAC in subject line) or Community Development Dept: 925.655.2700

# NOTICE OF PUBLIC HEARING



## **Kensington Municipal Advisory Council (KMAC)**

**Regarding:** 20 Eagle Hill Rd., Kensington, California

**Date / Time of Hearing:** Wednesday, January 29, 2025, 7 pm

**Location of Hearing:** In Person and remotely via Zoom

**In Person:** Kensington Library, 61 Arlington Ave.

**Remote Access:** Join the meeting remotely via Zoom using this link:

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The application is as follows:

**24-03059 20 Eagle Hill Rd.** Applicant seeks approval of a Kensington Development Plan and Design Review to construct a new 2-story 3,570 sq.ft. single-family residence on a vacant lot (gross floor area threshold is 2,800 sq.ft.).

*A set of drawings is available for review on Supervisor John Gioia's website at the following link:*

<https://www.contracosta.ca.gov/1641/Kensington-Municipal-Advisory-Council>

The applicable Contra Costa County Ordinance provision(s) for this application are indicated below:

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# NOTICE OF PUBLIC HEARING



## **Kensington Municipal Advisory Council (KMAC)**

**Regarding:** 60 Arlington Ave., Kensington, California

**Date / Time of Hearing:** Wednesday, January 29, 2025, 7 pm

**Location of Hearing:** In Person and remotely via Zoom

**In Person:** Kensington Library, 61 Arlington Ave.

**Remote Access:** Join the meeting remotely via Zoom using this link:

<https://ccccounty-us.zoom.us/j/83020078959?pwd=YIRscWZRMTNLUWgrUkVsUzQwOEJYdz09>

Meeting ID: 830 2007 8959 Password: 136555

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Dear Kensington Homeowner:

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The application is as follows:

24-03061 **60 Arlington Ave.** Applicant seeks approval of a Kensington Development Plan and Design Review for a new 218 sq.ft. single-story, rear addition resulting in a gross floor area of 3,746 sq.ft. (gross floor area threshold is 3,600 sq.ft.).

*A set of drawings is available for review on Supervisor John Gioia's website at the following link:*

<https://www.contracosta.ca.gov/1641/Kensington-Municipal-Advisory-Council>

The applicable Contra Costa County Ordinance provision(s) for this application are indicated below:

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# NOTICE OF PUBLIC HEARING



## **Kensington Municipal Advisory Council (KMAC)**

**Regarding:** 279 Colusa Ave., Kensington, California

**Date / Time of Hearing:** Wednesday, January 29, 2025, 7 pm

**Location of Hearing:** In Person and remotely via Zoom

**In Person:** Kensington Library, 61 Arlington Ave.

**Remote Access:** Join the meeting remotely via Zoom using this link:

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Meeting ID: 830 2007 8959 Password: 136555

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The application is as follows:

24-03060 **279 Colusa Ave.** Applicant seeks approval of a Kensington Development Plan and Design Review to construct a new two-story 1,643 sq.ft. single-family residence. The total GFA is 3,098 (with existing structures). (gross floor area threshold is 2,800 sq.ft.).

*A set of drawings is available for review on Supervisor John Gioia's website at the following link:*

<https://www.contracosta.ca.gov/1641/Kensington-Municipal-Advisory-Council>

The applicable Contra Costa County Ordinance provision(s) for this application are indicated below:

**X Chap. 82-74.2** (Kensington Combining District). KMAC will review new residential development to provide reasonable protection for existing residences regarding views, design compatibility (including bulk, size, and height), adequate parking, privacy, and access to sunlight, as determined by the provisions within the ordinance.

**Chap. 26-2 and 82.6** (Variance from Zoning Requirements). KMAC will review requests for variances from applicable zoning requirements to determine whether the requested variance places the property owner in parity with other similarly situated property owners, owing to a lot's particular shape, topography or other unique factors that do not allow the zoning requirements to be met. A variance may not grant a special privilege, inconsistent with the limitations upon other properties in the vicinity.

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# NOTICE OF PUBLIC HEARING



## **Kensington Municipal Advisory Council (KMAC)**

**Regarding:** AT&T Pole at 7 Stratford Rd., Kensington, California

**Date / Time of Hearing:** Wednesday, January 29, 2025, 7 pm

**Location of Hearing:** In Person and remotely via Zoom

**In Person:** Kensington Library, 61 Arlington Ave.

**Remote Access:** Join the meeting remotely via Zoom using this link:

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## **Purpose of Hearing: Kensington Development Plan & Design Review; Zoning Variance Request**

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The application is as follows:

**24-00007 AT&T Pole at 7 Stratford Rd.** Applicant seeks approval of a Wireless Facility Access Permit application to allow continued operation of an existing AT&T facility whose use permit expired on December 17, 2023, and to allow a non-substantial modification to existing utility pole in the public right-of-way to upgrade/replace antennas and ancillary equipment.

*A set of drawings is available for review on Supervisor John Gioia's website at the following link:*

<https://www.contracosta.ca.gov/1641/Kensington-Municipal-Advisory-Council>

The applicable Contra Costa County Ordinance provision(s) for this application are indicated below:

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# KENSINGTON MUNICIPAL ADVISORY COUNCIL MEETING NOTES – DECEMBER 11, 2024

Location: Kensington Library, 61 Arlington Ave. and remotely via Zoom / telephone  
Date: Wednesday, December 11, 2024 7:00 PM

This meeting was recorded. <https://www.youtube.com/watch?v=UFMI47jOltQ>

## 1. **Roll Call**

Present: Lloyd Cowell, Reuel Cooke Chris Brydon, David Peterson, Dahlia Frydman.  
Absent: Adam Novickas, Ben Barry.

## 2. **Citizens' Comments**

Brief discussion of communications protocols between KMAC & Contra Costa Planning.

## 3. **Approval of Meeting Notes** from September 25, 2024.

Motion to Approve advanced by: Lloyd Cowell; seconded by Reuel Cooke. Voting Yes: Lloyd Cowell, David Peterson, Chris Brydon, Reuel Cooke, Dahlia Frydman. Voting No: [none]. Abstaining: [none].

4. **24-01047 141 Purdue Ave.** The applicant seeks approval of a Variance Permit to allow for a raised front deck at a 6'-10" secondary frontage setback (15 ft required), a roofline encroachment into the front setback (20 ft required), a 3'-6" secondary front setback for a new mechanical room at the bottom level and a variance to allow the 1 off-street parking space to be located within the front and secondary frontage setback. The project also includes a Kensington Design Review for a 556 sq ft addition to the main level, a 324 sq ft basement addition and a 127 sq ft new front deck. New GFA is 1,976 sq ft which is below the threshold of 3,000 sq ft.

After due consideration and a lively discussion, a Motion to Recommend Approval was advanced by: Chris Brydon; seconded by: Dahlia Frydman. Voting Yes: Lloyd Cowell, Reuel Cooke, David Peterson, David Peterson, Chris Brydon. Voting No: [none]

5. **Motion to adjourn** at 8:35 p.m. by Chris Brydon; seconded by David Peterson. Voting Yes: Lloyd Cowell, David Peterson, Chris Brydon, Reuel Cooke, Dahlia Frydman. Voting No: [none].

# KENSINGTON MUNICIPAL ADVISORY COUNCIL MEETING AGENDA

**Wednesday, January 29, 2025, 7:00 PM**

## **Public Access and Public Comment Instructions:**

The public may attend this meeting in person at the following location:

**Kensington Library, 61 Arlington Ave.**

The public also may attend this meeting remotely via Zoom. Login information is provided below.

## **How To Join The Meeting Via Zoom:**

Link: <https://cccounty-us.zoom.us/j/83020078959?pwd=YIRscWZRMTNLUWgrUkVsUzQwOEJYdz09>

**Meeting ID: 830 2007 8959 Password: 136555**

## **How To Provide Public Comment:**

Persons who wish to address the MAC during Citizens' Comments or with respect to an item on the agenda may comment in person or via Zoom. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app.

All public comments may be limited to 2 minutes per speaker.

Your patience is appreciated. For assistance with remote access contact [robert.rogers@bos.cccounty.us](mailto:robert.rogers@bos.cccounty.us)

## **Meeting Agenda:**

1. Roll Call
2. Citizens' Comments
3. Approval of Meeting Notes from December 11, 2024
4. 24-03059 **20 Eagle Hill Rd.** Applicant seeks approval of a Kensington Development Plan and Design Review to construct a new 2-story 3,570 sq.ft. single-family residence on a vacant lot (gross floor area threshold is 2,800 sq.ft.).
5. 24-03060 **279 Colusa Ave.** Applicant seeks approval of a Kensington Development Plan and Design Review to construct a new two-story 1,643 sq.ft. single-family residence. The total GFA is 3,098 (with existing structures). (gross floor area threshold is 2,800 sq.ft.).
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8. 24-00007 **AT&T Pole at 7 Stratford Rd.** Applicant seeks approval of a Wireless Facility Access Permit application to allow continued operation of an existing AT&T facility whose use permit

expired on December 17, 2023, and to allow a non-substantial modification to existing utility pole in the public right-of-way to upgrade/replace antennas and ancillary equipment.

9. Adjournment

**Accessibility:** KMAC will provide reasonable accommodations for persons with disabilities who plan to participate in the meeting. Please contact Robert Rogers 24 hours prior to the scheduled meeting at [robert.rogers@bos.cccounty.us](mailto:robert.rogers@bos.cccounty.us)

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