

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:

<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

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:

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.

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