

**AERIAL VIEW** 

# APPEAL OF A DEVELOPMENT PLAN AND KENSINGTON DESIGN REVIEW County File #CDDP24-03060

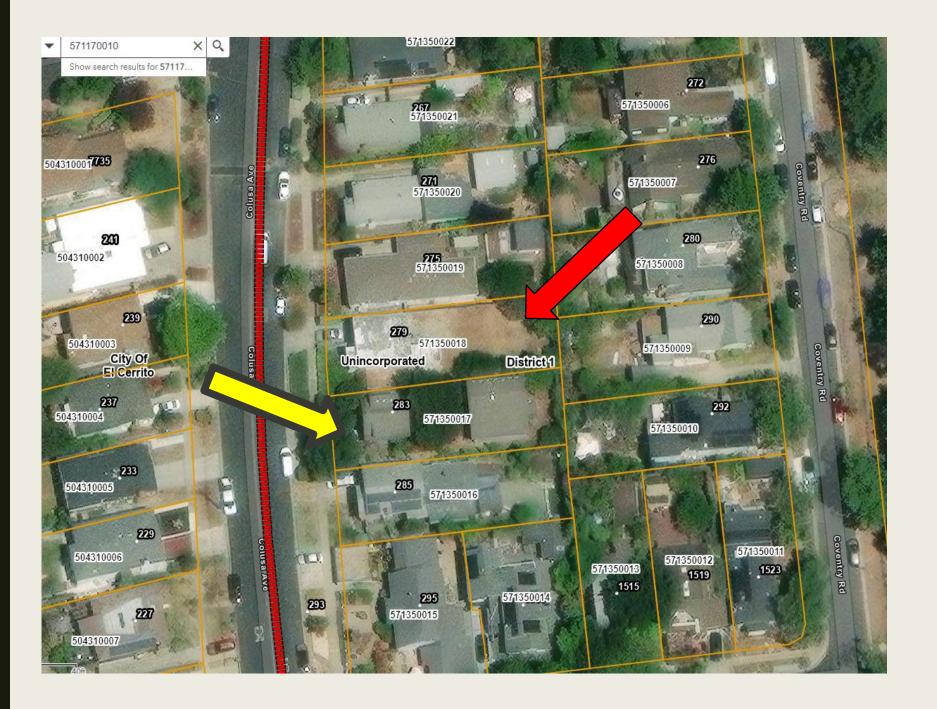
**BOARD OF SUPERVISORS** 

OCTOBER 21, 2025

EVERETT LOUIE, PROJECT PLANNER

## **Key Project Information**

- Construct new 1,643 square foot, two-story residence on back half of property. Including covered porch and balcony, total gross floor area would be 1,780 square feet.
- Convert a portion of existing two-story residence into accessory dwelling unit (ministerial ADU).
- Gross square footage (existing residence + new residence) is 3,235 square feet, exceeding the hearing threshold for the parcel (2,600 sq. ft.) per Kensington Combining District (-K) ordinance.
- Proposed new residence conforms with all R-6 zoning standards.



Address: 279 Colusa Ave Kensington

General Plan: Residential Medium-Density (RM)

Previously Single-Family, High-Density (SH)

Zoning: R-6; -K, -TOV

#### SITE PHOTOS - FRONT







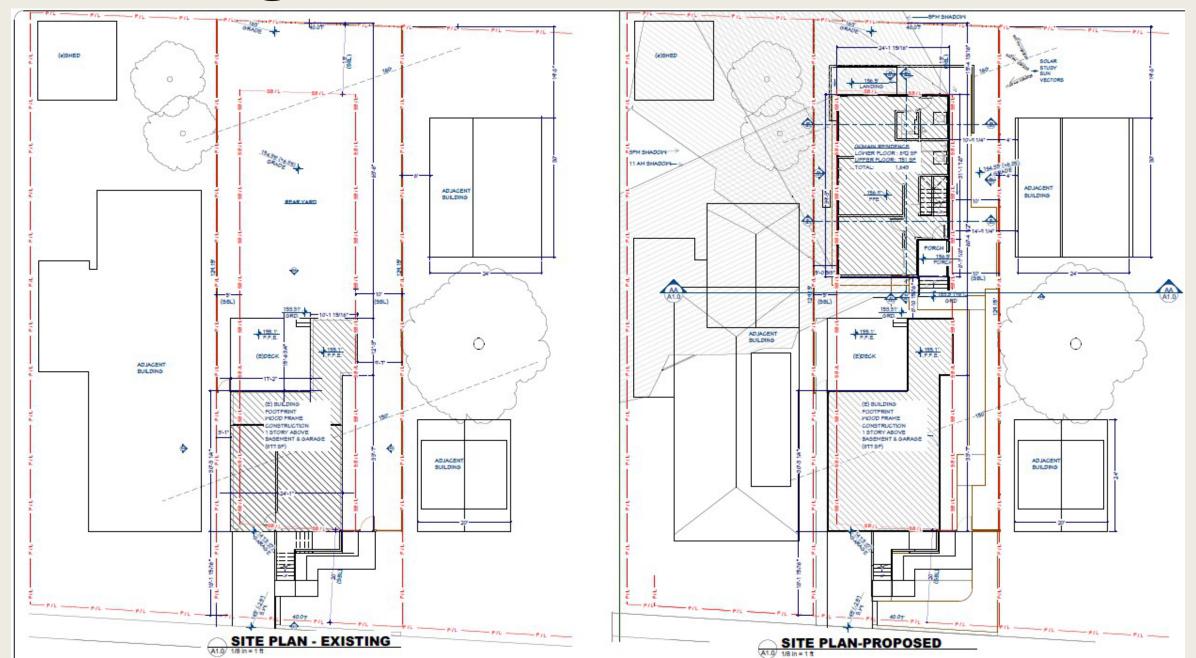


View from Rear Property Line

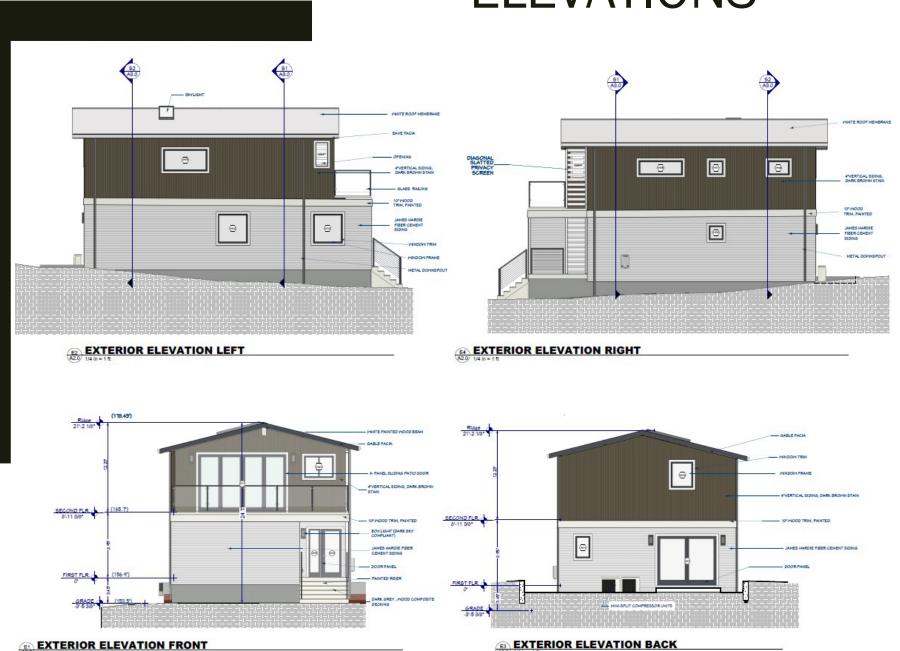
#### SITE PHOTO-REAR

# Existing Site Plan

# Proposed



#### **ELEVATIONS**





NEW RESIDENCE 279 COLUSA AVE. KENSINGTON CA. 94707

Revision Table		
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	ERIOR ELEVATIONS	









FRONT RIGHT



#### Photo Simulations



VIEW FROM REAR



TEW FROM REAR



VIEW FRONDREAR

# Photo simulation of view impacts

# **Appeal**

- Development Plan application was approved by the Zoning Administrator on June 2, 2025. That decision was appealed by David and Sandra Gerstel and heard by the County Planning Commission on August 27, 2025, where the Planning Commission denied the appeal and approved the project with a 4-2 vote.
- Appeal of Planning Commission's decision submitted by David and Sandra Gerstel received on September 5, 2025.
- A copy of the appeal letter is attached to the report (Attachment C).
- The appeal and complete staff responses can be found in the report to the Board.

## Summary of Appeal

- Conversion of existing residence is not consistent with the intent of the Kensington Combining District (-K) and County ADU ordinance.
- Project is incompatible with surrounding neighborhood.
- Staff has provided complete responses to the appeal points in the report to the Board and has determined that the project is consistent with the Kensington ordinance, the R-6 zoning and the County ADU ordinance and should be approved as recommended by staff.

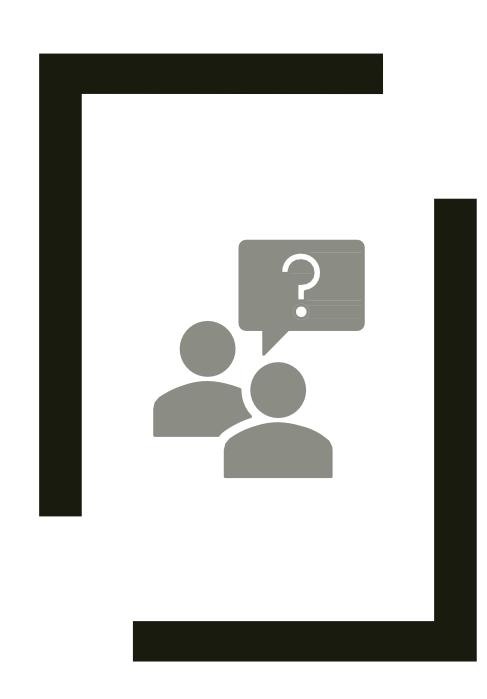
#### Conclusion

- The project is consistent with the applicable policies the County General Plan including the Residential Medium (RM) Land Use Designation.
- The project conforms to the zoning standards of the Kensington Combining District (-K), the R-6 zoning district and the County Accessory Dwelling Unit (ADU) ordinance.
- The project is consistent with the neighborhood and surrounding land uses.

#### Staff Recommendation

DENY the appeal by David and Sandra Gerstel

APPROVE the project as proposed based on the findings and subject to the provided conditions of approval



# QUESTIONS?