

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.