



## KENSINGTON FIRE PROTECTION DISTRICT

**DATE:** February 19, 2025  
**TO:** Board of Directors  
**RE:** Neighbor Lighting Concerns of Public Safety Building (PSB)  
**SUBMITTED BY:** Mary A. Morris-Mayorga, General Manager

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### Recommended Action

Staff recommends the Board review options and consider approval of one of the following:

- authorize the General Manager to proceed with painting one side of the building at a cost not-to-exceed \$4,240; or
- authorize the General Manager to offer the neighbor funds to select the resolution on their own property which addresses lighting; or
- other as determined by the Board which could include no action.

### Background

Over the course of several meetings, the Board has discussed the shadow and lighting concerns of the adjacent neighbor north of the PSB. While painting was suggested, there is concern that this would not address the issue which the architect confirmed. Additional suggestions were: installation of reflective siding on the PSB to better reflect sunlight or potential cost-sharing of installation of a skylight in the resident's home.

In assessing options, views of the lighting/shadow of the PSB were viewed over the years (attached) and it does not appear that enclosing the upstairs balcony created additional shadows from the building. It also does not appear that the color would decrease sunlight since the front window of the home seems to receive significant sun exposure depending on the time of day.

A skylight could increase sunlight and be relatively inexpensive to purchase; however, there is work associated in acquiring a permit as well as construction labor for installation. In addition, the architect advised that there are potential liability concerns related to the resident's roof warranty that the District should carefully consider. The architect pointed out that the height of the PSB has not increased and all has been done within building code as approved by the County.

Former Interim General Manager, Tim Barry, shared that he met with the neighbor a couple of times to discuss various complaints all of which were addressed with exception of the first:

1. Darker paint of the PSB causes darkness in their house where it was light before.
2. Building security light was shining too much into their yard (District installed lighting shield).
3. Northernmost parking lot light cast too much light into their yard (lowered pole and adjusted lighting).
4. Potential removal of hedge on property between house and PSB for installation of underground utilities in the space between property line and PSB (this was not necessary so no impact to hedge).
5. Concern about alleged harmful health effects of roof antennae and objected to antennae on the roof of the station (communicated this is within code and no evidence supports the health risk assertion).

As an alternative to painting one side of the PSB, the District could offer funds to the resident who could then evaluate options on their own property which may better address lighting.

### Fiscal Impact

The fiscal impact will depend upon the Board's determination.

**Attachments:** Photo History of Sun Light and Shadows  
Paint quote from Gate View Paint  
Email from resident, 213 Arlington Avenue

### Photo History of Sun Light and Shadows

July 2024 – enclosed deck, cloudy day, no shadow



Jun 2024 – full sun, no shadow



March 2020 – no window sunshade; no shadow



January 2021 – no window sunshade; no shadow



April 2019 – window sunshade; shadow cast on wall, not window



June 2018 – window sunshade; full sun



March 2018 – window sunshade; shadow cast on wall, not window



May 2011 – window sunshade; front façade in full shade





**Subject:** KFD Exterior wall coating.  
**From:** jimgvpinc <jimgvpinc@aol.com>  
**Date:** 2/13/25, 1:45 PM  
**To:** jandiwatt@sbcglobal.net

GATE VIEW PAINTING Co, INC.  
PO BOX 756  
EL CERRITO, CA 94530  
Lic 537003  
Since 1983  
P 510-620-0164  
F 510-524-1793  
C 510-301-6061  
EPA Certified Lead Safe Firm

**Quote #203**

Kensington Fire Department  
Kensington, Ca

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Painting of (1) exterior North wall.  
To include all shingles and (1) man door.  
To Exclude eaves and gutters.

Wash/rinse area to be coated.  
Apply (1) bonding coat.  
Apply (2) finish coats.

Client responsible to have all items leaned up against the wall removed.

After completion, area to be left clean and orderly.

**Total Labor & Materials: \$4,240.00 (3 coats)**

**Required Prevailing Wage Project**  
**Terms: 5% Discount 10 days, net 30 day.**

Thank you,  
Jim Spain  
GVP Inc.  
C: 510-301-6061

Sent from [AOL Desktop](#)

Subject: New paint color on the Public Safety Building (PSB)

To the KFPD Board of Directors,

No other property has been more impacted by the PSB renovation than our property, not only by the on going construction but more importantly by the enclosure of the deck. The original design was considerate to our house by reducing the bulk of the building as it met our property. This not only visually looked sensitive but it also let more light and sun to shine in our direction.

Now that the deck has been enclosed we have less light and sun shining on our property making the interior of our house darker. Adding insult to injury the new dark paint color has further reduced the light shining in our house. We didn't realize how much light was reflecting from the PSB wall facing our house until the color was changed.

I urge the KFPD Board to repaint the Building to a lighter color, the previous color was light and inviting, this current color is uninviting and makes the building heavier to the eye. When the copper fascia eventually turns a bronze color it will match the existing color which will make the building even heavier.

The Building needs a lighter color not only for our sake but for the perception of a welcoming public building.

Regards,  
The neighbors at 213 Arlington Ave.