

LARKSPUR PLANNING COMMISSION
REGULAR MEETING MINUTES OF MAY 9, 2017

The Larkspur Planning Commission was convened at 7:00 p.m. in the Council Chambers Chair Tauber

Commissioners Present: Acting Chair Mark Sandoval, Monte Deignan,
Laura Tauber, Todd Ziesing

Commissioners Absent: Chair Daniel Kunstler

Staff Present: Planning Director Neal Toft
Senior Planner Kristin Teiche
Public Works Director Julian Skinner

OPEN TIME FOR PUBLIC EXPRESSION

There were no comments.

PLANNING DIRECTOR'S REPORT

- The City Council heard the appeal of the Planning Commission decision for Gott's Roadside Burgers at its meeting last week. The primary concern was outside dining at the rear of the business. The Council upheld the decision of the Commission and denied the appeal on a 3-2 vote. They included a few minor additional conditions.

CONSENT CALENDAR ITEMS

1. **DR #17-01: 5 Baltimore Avenue (APN: 021-182-18); Kathleen Helmerman, Polsky Perlstein Architects, Applicants; Cindy Niven, Property Owner; R-1 (First Residential) Zoning District. Request for Design Review approval to allow the demolition of an existing 705 sq. ft. detached carport/storage structure and construction of a new 790 sq. ft. detached two car garage and storage room, with a maximum height of 15 feet at the roof peak. Note: This application is continued from the March 28, 2017 meeting of the Planning Commission.**

Acting Chair Sandoval asked if anyone wanted to remove the item from the Consent Calendar. There was no response.

M/s, Deignan/Tauber, motioned and the Commission voted 4-0-1 (Chair Kunstler absent) to approve DR #17-01, 5 Baltimore Avenue, subject to the findings and conditions set forth in the staff report.

Acting Chair Sandoval stated there was a 10-day appeal period.

PUBLIC HEARING ITEMS

2. **UP/DR #16-28: 80 Sir Francis Drake Boulevard (APN: 18-172-12); Sequoia Deployment Services on behalf of Verizon Wireless, applicants; 1700 California Street Owners, LLC; property owners; PD (Planned Development) Zoning District. Request for a Conditional Use Permit and Design Review approvals to allow the installation of a rooftop cellular facility at 80 Sir Francis Drake Blvd. to include: a) twelve panel antennas to project above the roofline and will be painted to match existing rooftop equipment; b) remote ratio units and surge suppressors inside of the rooftop parapet wall, below the roofline; c) support equipment located within a lease space inside the building; d) AC condenser units,**

located at the southwesterly rear corner of the building and screened within a lattice enclosure; e) a backup diesel generator with a 132 gallon fuel tank, located at the southwesterly side of the building, and screened within a CMU (Concrete Masonry) enclosure.

Senior Planner Teiche presented the staff report.

Commissioner Ziesing asked about the height of the cell towers above the parapet of the building. Senior Planner Teiche stated it was approximately six feet.

Acting Chair Sandoval opened the Public Hearing.

Mr. Pete Shubin, Sequoia Deployment Services, representing Verizon Wireless, made the following comments:

- He gave a PowerPoint presentation.
- He provided a new handout that shows the HVAC units and the antennas.
- Staff was concerned about the HVAC units sticking out- they could fix that with painting and better blending of the antennas.
- They could use smaller antennas on three or four sectors to help mitigate the impact.
- He discussed some wireless trends- 44% of households are entirely wireless, wireless data usage tripled from 2013 to 2015. This is a trend that is expected to continue.
- He displayed a map of the existing coverage- areas of excellent coverage, poor coverage, and no coverage.
- He displayed a map of all the locations that were looked at and the proposed location.
- Some of the locations were ruled out because they did not meet the coverage objective.
- He displayed a slide depicting the antennas in relationship to the equipment on the roof as viewed from Sir Francis Drake Boulevard.
- The project meets the height requirements in the code with the 6' antennas. They could reduce them to 4' in height.
- The City's Wireless Code allows 15' additional height above the top of the building for antennas.
- The rooftop HVAC units are permitted and provide a situation that does not exist on other buildings- it would not set a precedent.
- They could repaint everything that sticks up above the parapet the same color- perhaps a Dark Chocolate Brown to match the trim of the building.
- He cites one of the General Plan Land Use Goals: "To increase the economic viability and vitality of existing commercial and industrial areas".
- Wireless service has become a necessity.
- There is a clear need for improved wireless service.
- He asked for a continuance to allow them to work on the issues.
- Earlier this evening they could not get service at Marin Country Mart.

Commissioner Deignan asked if the northernmost antennae that stands out in profile and is much more discernable could be located adjacent to one of the HVAC units and still be effective. Mr. Shubin stated the original proposal had it moved over a few feet and included screening. Staff felt this created a choppy design and the screening provided more of a visual appearance. They removed the screening from the design to reduce the visual massing. Screening could be added around all the sectors. If the antennas were moved back they would have to be moved up. They have lowered them as much as possible and moved them out to the edge. They could go 4'6" above the top of the parapet. They would be glad to work with staff.

Commissioner Ziesing referred to the design of the antennas and noted the staff report discussed alternate stealth designs. Mr. Shubin discussed some of the things they could not do. He discussed some options that would add massing.

Commissioner Ziesing referred to the photographs and asked how much the current HVAC units exceed the parapet on the existing structure. Mr. Shubin stated the heights vary.

Commissioner Tauber asked if it would be possible to put some trees on the roof. Ms. Molly Cale, engineer with Verizon, stated she designed a faux rooftop garden on a project in Berkeley. Commissioner Tauber stated trees would cover the HVAC "boxiness" and blend in some of the towers. Ms. Cale stated they would be happy to run this by the landlord.

Senior Planner Teiche stated this site was approved under Precise and Preliminary Plan approvals and adopted by Ordinance- the ordinance serves as the zoning. The plans for the building were adopted into the Ordinance. This building was issued a height exception and staff could not process proposals for an extension to the building height by adding additional walls around the structure unless they applied for a Precise Plan approval.

Planning Director Toft stated there has been a lot of talk about new regulations for small cell sites and creating more prescriptive access to public infrastructure (lights, poles, etc.). He asked Mr. Shubin to explain the necessity of this large cell site as opposed to creating numerous small cell sites to serve the area in the future. Mr. Shubin stated small cell sites and macro cell sites serve two different purposes. Small cell sites help support concentrated usage in specific locations. Small cells are not a substitute for macros.

Mr. Bill Hammett, engineer, made the following comments:

- He prepared the report that evaluated the radio frequency exposure conditions.
- This site, as proposed, will comply with Federal safety standards.

Acting Chair Sandoval closed the Public Hearing.

Commissioner Deignan provided the following comments:

- He understood the need for antennas in this location.
- He would like to see the applicant do what they can to lower the impact and/or move locations.
- He asked them to fine-tune the project as much as possible- lower the height, move them back if possible towards the HVAC unit, etc.
- A continuance, as requested by the applicant, would be appropriate.

Commissioner Tauber provided the following comments:

- She thanked the applicants for requesting a continuance.
- She would like them to work with staff on a solution.

Commissioner Ziesing provided the following comments:

- He understood the community need.
- The only part of the application that caused some concern was the visual impact of the antennas.
- He asked them to address the visual impacts.
- The support equipment, etc. was fine.
- He agreed with the staff report.
- He agreed with a continuance.

Acting Chair Sandoval provided the following comments:

- He agreed with the other Commissioners.

- He supported a continuance.

Planning Director Toft stated staff was happy to work with the applicants. He asked if lowering the one antenna was adequate or if the Commission wanted them to be more stealth.

Commissioner Ziesing provided the following comments:

- He noted that other providers might want to use this site and he asked if these units could be bundled in some fashion.
- He would like them to reduce the height and do as much as possible with painting.
- The one set closest to Highway 101 could be pulled back in off the corner.
- He does not need trees.

Commissioner Deignan provided the following comment:

- The northern most antenna visible from the Ferry Terminal or Sir Francis Drake Boulevard is the one that needs treatment. It should be lowered significantly or moved back.
- Painting is not the sole answer.

M/s, Ziesing/Deignan, motioned and the Commission voted 4-0-1 (Chair Kunstler absent) to continue UP/DR #16-28, 80 East Sir Francis Drake Boulevard, to a date uncertain.

BUSINESS ITEM

1. General Plan Conformity Review for Larkspur's Capital Improvement Plan FY 2017/18

Planning Director Toft presented the staff report.

Commissioner Deignan asked Public Works Director Skinner for an update on the Bon Air Bridge Project. Public Works Director Skinner stated the project went out to bid and came in very high. It is a bridge replacement project and it would have stayed open during the construction. The idea of saving money by closing the bridge for several years was not warmly received by the public. Staff will be presenting options to the Council. He noted bid prices were starting to come down. The other alternative is a redesign of the bridge significant enough that it will open up the environmental document and all the permitting.

M/s, Tauber/Ziesing, motioned and the Commission voted 4-0-1 (Chair Kunstler absent) to recommend approval to the City Council of the Larkspur Capital Improvement Plan for Fiscal Year 2017/18 and confirm that it is in conformance with the Larkspur General Plan.

2. Annual Progress Report for the Larkspur General Plan and Housing Element for the Calendar Year 2016

Planning Director Toft presented the staff report.

Commissioner Ziesing asked if staff was doing any community outreach about Junior Second Units. Planning Director Toft stated staff could post more information on the Website or mail out informational newsletters. The Commission needs to address new regulations regarding accessory dwelling units in the near future. He would like to do this before engaging the community.

M/s, Deignan/Tauber, motioned and the Commission voted 4-0-1 (Chair Kunstler absent) to recommend that the City Council accept the annual progress report on the Larkspur General Plan and Housing Element for 2016 and send it to the State Office of Planning and Research and the State Department of Housing and Community Development.

3. Commissioners Reports

Commissioner Deignan reported he was approached by a neighbor regarding the Gott's Restaurant application and asking him about the reasons for his vote. He told the individual that it was not appropriate for him to comment, particularly as it was on appeal to the City Council. Planning Director Toft emailed him some information about relationships to the press and the public that states that Commissioners should not make individual statements of opinion on projects or policies under review.

4. Approval of minutes of Planning Commission meeting on March 28, 2017 and April 11, 2017

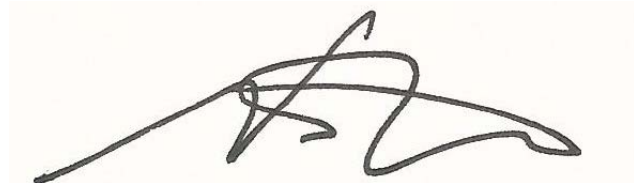
M/s, Tauber/Deignan, motioned and the Commission voted 4-0-1 (Chair Kunstler absent) to approve the March 28, 2017 and April 11, 2017 minutes as submitted.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Toni DeFrancis,
Recording Secretary

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Larkspur Planning Commission on May 23, 2017.

A handwritten signature in black ink, appearing to read 'Neal Toft', is written over a light beige rectangular background.

Neal Toft, Planning Director