



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, May 22, 2018
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA

Todd Ziesing, Vice-Chair

Monte Deignan, Chair

Daniel Kunstler

Laura Tauber

Ignatius Tsang

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

CONSENT CALENDAR

Please Note: Items listed here as Consent Calendar Items are considered routine and will be acted upon collectively by one motion adopting the Planning Department's recommendation unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Prior to the motion, the Chair of the Commission will ask if anyone wishes to remove an item from the Consent Calendar.

1. [DR/SUP #18-14: 45 Laurel Avenue \(APN: 021-085-57\); Michael Barber, applicant; A.C. Wright, owner; R-1 \(Single Family Residential\) Zoning District.](#) Applicant is requesting the following permits to allow the enclosure of the open understory beneath an existing garage: 1) Design Review; 2) Variance to allow the enclosure of the garage understory within the required 20-foot front yard setback. CEQA Status: *Categorically Exempt pursuant to Sections 15301(a) of the California Environmental Quality Act (CEQA) Guidelines*
Recommendation: Approve subject to findings and conditions provided in report.
2. [H/DR/HTEXC #18-19: 549 Magnolia Avenue \(APN: 020-253-02\); Bruce Fullerton, Markoff / Fullerton Architects, applicant; Lark Theatre 501 C.3, owner; SD \(Storefront Downtown\) Zoning District.](#) Applicant is requesting the following permits to allow installation of new 32 inch rooftop parapet wall to screen proposed roof mounted HVAC equipment at the historic Lark Theatre: 1) Heritage Review (H); 2) Design Review (DR); 3) Height Exception (HTEXC) to allow a portion of the screen wall to exceed the 25-foot height limit as permitted under Section 18.41.050 (A) of the SD (Storefront Downtown) Zoning District regulations. CEQA Status: *Categorically Exempt per Section 15331, Class 31 of the California Environmental Quality Act (CEQA) Guidelines.*
Recommendation: Approved subject to findings and conditions provided in report.

BUSINESS ITEMS

1. [Adoption of Findings of Approval for DR/SUP//FHE 18-01](#) proposing construction of a new two-story single-family residence totaling 3,699 square feet on an 11,400 square foot vacant street-to-

street parcel at 3 Lark Court. Note: The Planning Commission acted to approve the project on May 8, 2018.

2. [Review of City's Capital Improvement Program for FY 2018/19 for conformity with the City's General Plan](#)
3. Commissioners Reports
4. [Approval of minutes of Planning Commission meeting on May 8, 2018.](#)

ADJOURNMENT

Availability of Documents: Any writings or documents provided to a majority of the Planning Commission regarding an item on this agenda will be made available for public inspection, during normal business hours, at the Customer Service Counter at City Hall located at 400 Magnolia Avenue, Larkspur, CA and in the Larkspur Library, located at the same address.

Appeal Period: The Planning Commission's decision may be appealed by notifying the City Clerk's Office in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission's decision is in error.

Exhaustion of Remedies Requirement: Notice is hereby given that if you challenge any item on this agenda in court, you may be limited to raising only those issues raised at the Public Hearing or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Access to Meetings: Meeting facilities are accessible to persons with disabilities. If you require special assistance, please contact the Planning and Building Department staff at 927-5038 three-business days or more prior to the meeting. An interpreter for the deaf will also be made available upon request to the staff three business days or more prior to the meeting.

*The Larkspur Planning Commission will hear the item(s) on this agenda in the Council Chambers,
Larkspur City Hall, 400 Magnolia Avenue, Larkspur.*