



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, May 28, 2019
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA

Laura Tauber, Vice-Chair

Todd Ziesing, Chair

Vacant

Ignatius Tsang

Daniel Kunstler

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

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/HTR/EXC/FHE #18-56; 74 Hazel Avenue \(APN: 020-232-08\); Jeremy and Rachel Schneider, Applicant/Owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow selective demolition and extensive remodeling and additions to an existing single-family residence: 1) Design Review (DR) to allow modifications to the existing residence; 2) Slope Use Permit to allow grading of 635 cu. yds. (385 cu. yds. cut and 250 cu. yds. fill); 3) Heritage Tree Removal (HTR) to permit the removal of two heritage-sized trees (one Pepper tree and one Chinaberry); 4) Exception Permit (EXC) to allow modifications to a residence that is nonconforming to height; and 4) Fence Height Exception (FHE) to allow a 6-foot tall wood fencing and an auto gate within the 20-foot front yard and 10-foot street side yard setbacks where 42 inches is permitted, and a shrub row along the rear property line of indeterminate height where 6 feet is the limit. CEQA Status: *Categorically exempt pursuant to Sections 15301 of the California Environmental Quality Act (CEQA) Guidelines.*

Recommendation: Approve subject to findings and conditions provided in report.

Note: The Planning Commission previously heard this application on May 14, 2019. This item was continued to the May 28, 2019 Planning Commission meeting to allow for re-noticing of the project to include the request for a Slope Use Permit, modification to the fence design along Hazel Avenue, and for preparation of the findings and conditions of approval.

PUBLIC HEARING ITEMS

2. [DR/V/EXC #19-09; 5 Wiltshire Avenue \(APN: 021-192-02\); Colleen Mohan, Designer, Applicant; Jon and Melissa Weinberg, Owner; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow a 410 square foot two-story addition and remodeling of an existing single-family residence: 1) Design Review (DR); 2) Variance (V) to the dimensional requirement for an enclosed parking space to retroactively permit a closet addition into the one-car garage which made the garage non-compliant; and 3) Exception Permit (EXC) to allow modifications to exterior openings within a non-conforming rear yard setback. CEQA Status: *Categorically Exempt pursuant to Sections 15301, of the California Environmental Quality Act (CEQA) Guidelines.*
3. [DR/FAR/V/FHE #19-14; 106 Alexander Avenue \(APN: 021-183-10\); Kenneth Holder, Designer, Applicant; Jay Sternberg, Owner; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow demolition of the existing two-story single-family dwelling, and construction of a new two-story single family dwelling: 1) Design Review (DR); 2) Floor Area Ratio (FAR) Exception to allow 1,833 square feet of floor area (including a single car garage) and an FAR of 0.41, where 1,800 square feet and a 0.40 FAR is the maximum permitted by code; 3) Variance (V) to the on-site parking requirement to allow three on-site parking spaces where four are required by code for a new single family residence; and 4) Fence Height Exception (FHE) to allow an 8-foot tall fence (six feet of solid wood, two feet of lattice on top) on the interior side and rear lot lines, where a maximum of 6 feet is allowed under the code on interior side and rear lot lines. CEQA Status: *Categorically Exempt pursuant to Sections 15303, of the California Environmental Quality Act (CEQA) Guidelines.*
4. [GRAD #19-15; 2000 Larkspur Landing Circle \(APN: 018-071-32\); Ross Valley Sanitary District, Owner/Applicant; PD \(Planned Development\) Zoning District.](#) Request for a Grading Permit to allow grading in excess of 1,000 cubic yards of earth. Project includes proposed excavation (removal) and fill (restoration) of approximately 40,000 cubic yards of earth to complete the remediation of contaminated soils on a partially vacant property, and to regrade the site to prepare for future development. This site was previously occupied by the Ross Valley Sanitary District treatment plant.

BUSINESS ITEMS

1. [General Plan Consistency Finding for City's 2019-2020 Capital Improvement Program](#)
2. Approval of the [May 14, 2019 draft meeting minutes.](#)
3. Planning Commissioners' Reports.

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.*