

LARKSPUR PLANNING COMMISSION  
MEETING MINUTES OF APRIL 14, 2015

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

Commissioners Present: Chair Todd Ziesing, Monte Deignan, Daniel Kunstler, Mark Sandoval (arrived 7:05), Laura Tauber

Staff Present: Planning Director Neal Toft  
City Planner Kristen Teiche

### **OPEN TIME FOR PUBLIC EXPRESSION**

There were no comments.

### **PLANNING DIRECTOR'S REPORT**

- He and Ms. Christine Rourke, consultant on the Housing Element, had a conference call with Housing and Community Development (HCD) on the Draft Housing Element. The document was well received with some minor comments and clarifications. There were no major “red-flags” or “game-changers”. The document would be submitted to the Planning Commission on May 12<sup>th</sup> and then to the City Council for adoption sometime before May 31<sup>st</sup>.
- There will be a community workshop on April 30<sup>th</sup> regarding the Community Facility on the Rose Garden site. It will be a joint meeting of the City Council, Planning Commission, Library Board, and Parks and Recreation Commission and will be held at the Central Marin Police Authority Conference Room at 6:30 p.m. They will be looking at massing studies, exterior materials, landscaping, and design themes for the building. Chair Ziesing stated that the consultants are looking to begin as a site walk and to put stakes out that would locate the different parts of the building.
- The construction and concrete work taking place at the shops near the Lark Creek Inn was in a “Stop Work” mode. There were concerns raised about accessibility, drainage, and other items. Staff is in communication with the project manager.

### **CONSENT CALENDAR ITEMS**

There were no Consent Calendar items.

### **PUBLIC HEARING ITEMS**

1. **TM 14-64; 285 Magnolia Avenue (AP #021-101-43); Shawn Gorman, Architects, applicant; Malark LLC, property owners; GD (Garden Downtown) Zoning District. Applicant is requesting Tentative Map and Condominium Plan approval to allow independent condominium ownership of each of the four separate buildings to be constructed at this site, and shared ownership and maintenance of common areas. This application is a follow up to DR/UP/CAP/HT/G/FHE 12-42 approved by the Larkspur Planning Commission on June 10, 2014 and the City Council on July 28, 2014 for a mixed-use development with four two-story buildings.**

City Planner Teiche presented a staff report.

Commissioner Sandoval referred to the commercial spaces in Building One and asked if conversion into residential could occur. City Planner Teiche stated “no” - it is restricted by the conditions of approval.

Chair Ziesing opened the Public Hearing.

There was no presentation by the applicants or comments from the public.

Chair Ziesing closed the Public Hearing.

Commissioner Kunstler provided the following comments:

- He has no objection to the application and could approve it.

Commissioner Tauber provided the following comments:

- She saw no reason to not approve the application.

Commissioner Deignan provided the following comments:

- The staff prepared a good report that describes the pathway to making the approval.
- He could make the findings for approval.

Commissioner Sandoval provided the following comments:

- He did not see any problems with the application.
- He does have reservations about the impacts of the project and concerns that were raised at prior meetings.
- He could support this application.

Chair Ziesing provided the following comments:

- He agreed with the other Commissioners.
- He could support the application.

M/s, Deignan/Ziesing motioned and the Commission voted 5-0 to approve TM 14-64, 285 Magnolia Avenue, subject to the findings and conditions set forth in the staff report.

Chair Ziesing stated there was a 10-day appeal period.

## **BUSINESS ITEMS**

### 1. Commissioner Reports

There were no reports.

### 2. Approval of minutes of Planning Commission meeting on March 24, 2015

M/s, Kunstler/Sandoval motioned and the Commission voted 5-0 to approve the March 24, 2015 minutes as corrected.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Toni DeFrancis,  
Recording Secretary

*Minutes adopted 3-0-2 on April 28, 2015 (Ziesing, Deignan Absent)*

*Neal Toft, Director of Planning & Building*