



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, May 26, 2015  
Larkspur City Council Chambers  
400 Magnolia Avenue, Second Floor  
Larkspur, CA

Laura Tauber, Vice-Chair

Todd Ziesing, Chair

Monte Deignan

Daniel Kunstler

Mark Sandoval

## ROLL CALL

## PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

## PLANNING DIRECTOR'S REPORT

## PUBLIC HEARING ITEMS

### CONSENT CALENDAR ITEMS

*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/HV/FAR 15-14; Kristina Watkins, Applicant and property Owner; 114 Acacia Avenue, Assessor's Parcel: 021-175-19; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow construction of a 336 square foot master bedroom addition at the rear of a single-family residence included on the list of local historic resources: 1) Design Review; 2) Heritage Review; 3) Variance to the minimum north side yard setback to allow the addition to match the existing nonconforming 3-foot 3-inch side yard setback where 5 feet is required by code; 3) Floor Area Ratio Exception to increase the existing 2,781 square foot residence and 0.35 FAR to 3,117 square feet and 0.39 FAR where a .28 FAR is permitted due to the slope of the lot.

**Recommendation:** Conditional Approval

2. [DR 15-01; Chrome Architecture, Applicant; Schultz Investment Company, Bon Air Development L.P., Long's Drug Store's Inc., Bon Air Shopping Center L.P., Property Owners; Assessor's Parcels: 022-040-30, -36, 37, -38, & -45; PD \(Planned Development / Ordinance No. 691\) Zoning District.](#) Request for Design Review (DR) approval to allow improvements to the existing shopping area identified as Bon Air Center. The proposed scope of work includes re-alignment of the main internal drive aisle and re-configuration of effected parking and pedestrian access into the center, relocation of the retail space associated with the 541 square-foot kiosk (Building M) to the rear of Building D, removal of the open pavilion between Buildings C and D, comprehensive hardscape and landscape enhancements, exterior modifications including new paint colors and glass tile exterior finishes, replacement and additions to existing parking lot and pedestrian lighting, and installation of a new bocce court, play areas, water and fire features, and seating areas.

**NOTE:** For on-line users, you can view the color copies of plans, comprised of Civil, Architectural, and Landscape Drawings, by clicking [here \(Note: Allow time to download: very large file\).](#)

3. [DR/SUP/HT/FHE 14-60; Hillary Culhane, Applicant and Property Owner; 127 Pepper Avenue; Assessor's Parcel: 021-231-21; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow a 695 square-foot accessory dwelling structure to be located on the Elm Avenue frontage of a 25,986 square foot lot containing an existing one-story house single-family residence: 1) Design Review; 2) Slope Use permit for excavation of approximately 190 cubic yards of earth; 3) Heritage Tree Removal Permit to remove a 72-inch Coast Live Oak tree; and 4) Fence Height Exception to retain an existing non-conforming chain link fence located within the public right-of-way of the Pepper and Elm Avenue street frontages.

## **BUSINESS ITEMS**

1. Commissioners Reports
2. Approval of [minutes of Planning Commission meeting on May 12, 2015](#)

**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 Manager'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 City Clerk at 927-5002 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.*