



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, December 8, 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

1. [DR/HR/SUP/HT/FHE 15-44: 219 Hawthorne Avenue](#) (AP# 020-222-02); **Polsky Perlstein Architects, applicant, Dennis and Susan Gilardi, property owners; R-1 (First Residential) Zoning District.** Request for the following permits to allow rehabilitation of an existing historic residence and new two story additions that will increase the floor area from 1,704 sq. ft. to 3,468 sq. ft. and a 0.23 FAR where up to a 0.26 FAR is permitted. Additional improvements include excavation for a basement garage and stairway, fencing and landscaping: 1) Design Review; 2) Heritage Review for alterations and expansion of a local historic resource; 2) Slope Use permit for grading (primarily excavation) totaling approximately 1,150 cubic yards of earth; 3) Heritage Tree Removal Permit to remove two Coast Live oaks measuring 50 and 62 inches to accommodate proposed additions and due to structural defects; and 4) Fence Height Exception to allow construction of a wood frame and wire fence within the 20-foot front yard setback and 10-foot street side yard setback.
2. [DR/VAR 15-55: 127 Pepper Avenue](#) (AP# 021-231-21); **Hillary and Joe Culhane, applicants and property owners; R-1 (First Residential) Zoning District.** Request for the following permits to allow a 737 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; and 2) Variance to LMC 18.21.040 to permit a 737 square foot second unit, where 700 square feet of floor area is the maximum permitted.
3. [DR/SUP/EXC 15-53: 41 Hillcrest Avenue](#) (AP #022-033-44); **Robert Wilkinson, applicant; Nicholas and Sarah Wilsey, property owners; R-1 (First Residential) Zoning District.** Request for the following permit approvals to allow substantial renovations, construction of approximately 1,208 square feet of additions, and site improvements, including terracing within the front yard and demolition of an in-ground pool within the rear yard, on a property developed with a single-family residence: 1) Design Review 2) Slope Use Permit to allow approximately 210 cubic yards of grading (excluding fill associated with pool demolition) on a property with an average 23% slope; and 3) Exception Permit to allow replacement of a non-conforming 30-foot, 3-inch high roofline, with a new roof that attains the same overall height, where 30-feet is the maximum height permitted by code.
4. [DR/SUP/FAR/EXC 15-22: 577 Magnolia Avenue](#) (AP #020-252-); **Marty Zwick, applicant; Stan Pomichter and Stanley Grey, Property Owners; R-1 (First Residential) Zoning District.** The applicants are requesting approval of the following permits to allow substantial remodeling, including single story rear addition, replacement of existing nonconforming attic dormers and turret, excavation of a full basement, and expansion of a parking pad located partially in the

Magnolia Avenue public right-of-way: 1) Design Review; 2) Floor Area Ratio Exception for remodeling and new additions at the rear that maintain the nonconforming floor area ratio (FAR) of 0.42 FAR where 0.36 FAR is the maximum permitted; 3) Slope Use Permit to allow excavation and grading totaling 675 cubic yards on a parcel with an average grade of 14%; 4) Exception Permit to allow reconstruction of existing nonconforming attic dormers and turret that exceed the 30-foot height limit; and 4) Variance to required parking to allow the provision of two uncovered parking spaces, located partially on-site and partially in the Magnolia Avenue public right-of-way, and one guest space in the public right-of-way, where four off-street parking spaces are typically required for the substantial renovation and remodeling of a single family structure.

BUSINESS ITEMS

1. Commissioners Reports
2. Approval of [minutes of Planning Commission meeting on November 10, 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.