



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, February 9, 2016
Central Marin Police Authority
250 Doherty Drive, Community Meeting Room
Larkspur, CA
(Note: Special Meeting Location)

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/UP 15-09: 2207 Larkspur Landing Circle \(AP# 018-191-01\); BCV Architects & YogaWorks, applicant; Marin Country Mart LLC – James Rosenfield, property owners; PD \(Planned Development\) Zoning District.](#) Applicants are requesting approval of the following permits to allow operation of a yoga studio on the second floor of Building 5 in the Marin Country Mart retail center. The yoga studio would include two indoor instructional workout rooms, and one roofed, partially enclosed outdoor instructional workout room, and minor retail sales; 1) Design Review of proposed exterior building alterations to expand the second floor roofline to cover an outdoor patio and create an outdoor instructional workout room; 2) Conditional Use Permit for a tenant space in excess of 4,000 sq. ft. The proposed use would occupy 5,217 sq. ft.; and 3) Conditional Use Permit to allow a fitness use with class sizes of ten or more persons. Proposed class sizes are anticipated to be 25-30 persons.
Recommendation: Conditional Approval

2. [DR/SUP/V/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 that result in a floor area ratio (FAR) of 0.41 where 0.36 FAR is the maximum permitted; 3) Slope Use Permit to allow excavation and grading totaling 558 cu. yds. of earth (reduced from 675 cu. yds.) 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. [COC 15-62: Intent to Record a Notice of Violation; Anthony Martinelli, Applicant; Task Mortgage and Investment Group, Inc., Property Owner; 0 Summit Drive; APN: 021-250-13; Zoning District - RMP \(Residential Master Plan\); General Plan Designation – Open Space.](#) The Planning Director of the City of Larkspur has determined that an illegal division of property has occurred, in violation of the Subdivision Map Act and Municipal Code Title 15, (Subdivision of Land). Per California Government Section 66499.36, the Planning Commission shall hold a public hearing to allow the property owner to present evidence as to why a Notice of Violation should not be recorded.
2. Commissioners Reports
3. Approval of minutes of Planning Commission meeting on [January 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.