

LARKSPUR PLANNING COMMISSION
MEETING MINUTES OF APRIL 12, 2016

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

Commissioners Present: Chair Laura Tauber, Monte Deignan, Daniel Kunstler,
Mark Sandoval, Todd Ziesing

Staff Present: Planning Director Neal Toft
Senior Planner Kristin Teiche

OPEN TIME FOR PUBLIC EXPRESSION

There were no comments.

PLANNING DIRECTOR'S REPORT

- The City launched its new Website and he encouraged everyone to check it out. It is designed to be more compatible with handheld devices. It is also easier for staff to edit and manipulate pages.
- Construction at City Hall is moving along but not yet complete. Staff is happy to be holding Public Hearings back in the Council Chambers.
- The City is working on projects funded through the Safe Routes to Schools grant including the addition of a bicycle lane on the east side of Redwood High School (at the Doherty Drive curve). This project will go out to bid in the summer with construction hopefully ending before school begins in the fall.
- The City Council will be discussing future strategies for the Library/Community Center at the April 20th meeting.

CONSENT CALENDAR ITEMS

1. **DR/V/FHE 15-49: 150 Magnolia Avenue (AP #021-116-05); Jason & Katie Zwarg, applicants and property owners; R-1 (Single Family Residential) Zoning District. Request for approval of permits to allow a main floor addition and remodel and construction of a 667 square foot upper level addition resulting in a 3,066 square-foot single family residence on a 7,874 square-foot property; 1) Design Review; 2) Variance to requirement for a covered parking space; 3) Variance to allow an outdoor kitchen and wood trellis structure to be located within the required 5-foot side yard setback; and 4) Fence Height Exception to permit a wall up to eight (8) feet in height to be located within the side yard setback where six (6) feet is the maximum permitted height. Note: This item is continued from the March 29, 2016 meeting of the Planning Commission. Recommendation: Conditional Approval**
2. **DR/V/HTR 15-63; 102 Riviera Circle (AP #022-203-03); Wagstaff Rogers Architects, applicants; Kevin Hakman, property owner; R-1 (Single Family Residential) Zoning District. Request for approval of permits to allow demolition of a non-conforming garage, construction of new garage and two-story addition, totaling 844 square feet of new floor area on an existing 3,696 square foot single family residence, and to legalize a non-conforming tree house located within a heritage-size tree: 1) Design Review; 2) Variance to allow a garage within 15-foot rear yard setback; 3) Variance to allow accessory tree house structure within 3-foot rear yard setback for accessory structures; 4) Variance to allow accessory tree house structure to exceed 15-foot height limit for accessory structures; 5) Heritage Tree Permit to alter a 80-ince circumference**

Eucalyptus tree to accommodate the treehouse structure. Note: This item is continued from the March 29, 2016 meeting of the Planning Commission.

Recommendation: Conditional Approval.

Chair Tauber asked if anyone would like to remove either Consent Calendar item for discussion. There were no comments.

M/s, Deignan/Sandoval motioned and the Commission voted 4-0-1 (Kunstler abstained) to approve DR/V/FHE, 15-49, 150 Magnolia Avenue and DR/V/HTR 15-63, 102 Riviera Circle, subject to the findings and conditions set forth in the staff reports.

Chair Tauber stated she would like to rearrange the order of the agenda to review the Business Item while Commissioner Sandoval was present.

BUSINESS ITEM

2. Approval of minutes of Planning Commission meeting on March 29, 2016

M/s, Ziesing/Deignan motioned and the Commission voted 4-0-1 (Kunstler abstained) to approve the minutes of March 29, 2016 as submitted.

PUBLIC HEARING ITEMS

1. **DR/FAR 15-65: 61 Ardmore Avenue (AP #021-122-03); Eric Layton, Patriarch Architecture, applicant; Robert and Beth Block, property owners; R-1 (Single Family Residential) Zoning District. Request for approval of permits to allow substantial remodeling, including addition of roof dormers (no increase in roof elevation), and new ground floor and second story additions totaling 869 sq. ft. to an existing 2,652 sq. ft., two story, single family residence: 1) Design Review; and 2) Floor Area Ratio Exception to permit a new second floor and ground level additions. As proposed, existing floor area would increase from 2,652 sq. ft. and a 0.20 FAR to 3,564 sq. ft. and a 0.28 FAR where a 0.19 FAR and 2,435 sq. ft. is permitted due to the slope of the lot.**

Commissioner Sandoval stated he needed to recuse himself from this item since he lives close to the subject property. He left the Council Chambers.

Senior Planner Teiche presented a staff report.

Chair Tauber opened the Public Hearing.

Mr. Eric Layton, architect, made the following comments:

- A remodel was done in the cottage in the 1980's.
- The rest of the house is fairly original- it is a cottage that has a lower floor that was built out.
- There is a large beam that cuts across the current upper floor which he thinks they can keep. The ridge of the roofline will remain the same.
- There are a lot of trees on the lower half of the property and it is well screened from the neighbors.
- He spent several hours with the arborist discussing possible impacts to the trees. The main concern pertains to the filtration that they might not have to do- but he has included it in the drainage plan. There is a dissipater that goes across the lot and the arborist thinks that is sufficient. They do not want to put any water on the upslope of the existing Live Oak tree.
- They do not want to lose any trees.

- The landscaping was substantially improved about five years ago. He pointed to some stonework.
- There are some non-conformities that they are going to fix. The garage has a shed that needs to be removed since it is in the setback and over the property line. There is also a woodshed that would be removed.
- The parking is adequate and meets current standards.
- He referred to the upper floor and stated they plan to bump out over the existing deck. The decks are reaching their expected life spans and the property owners do not use the decks.
- There are two structures- the main house and the guest cottage. The idea is to tie those together and make the house more cohesive and usable. The plan will convert the guest cottage to a guest bedroom or TV room.
- The project is well articulated. The gable ends tie into the existing ridge structures.
- They will stick with the horizontal siding throughout.
- The windows will be metal clad/wood of a high quality.
- Colors will be in keeping with what currently exists.

Commissioner Kunstler referred to the drainage around the tree and asked if they plan to comply with the recommendation that the dissipater be moved ten feet down the slope. Mr. Layton stated he and the arborist would prefer to see it to the side of the Oak tree.

Chair Tauber closed the Public Hearing.

Commissioner Deignan provided the following comments:

- The staff report accurately characterized that this is an in-fill type of project and it is not raising the roof or extending out past the existing development. It blends in well and is not obtrusive.
- There are no concerns from the neighbors.
- The program fits in with this property.
- He could make the findings and support the project.

Commissioner Kunstler provided the following comments:

- He agreed with the comments made by Commissioner Deignan.
- He could support the application.

Commissioner Ziesing provided the following comments:

- This is a great property. It is deceptive because the slope kind of “cheats” them on the FAR due to the way the City regulations work.
- It is a large lot.
- The house is nicely laid out.
- He appreciated the attention to detail.
- He could support the application.

Chair Tauber provided the following comments:

- This is a beautiful part of Larkspur.
- She could support the application.

M/s, Deignan/Kunstler motioned and the Commission voted 4-0-1 (Sandoval absent) to approve DR/FAR 15-65, 61 Ardmore Avenue, based on the findings and conditions set forth in the staff report.

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

BUSINESS ITEM

1. Commissioners Reports

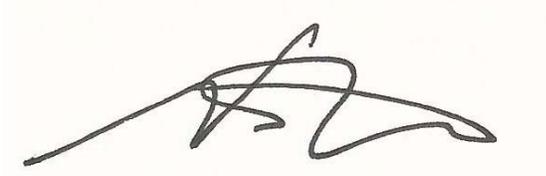
Commissioner Kunstler stated Library Director Frances Gordon, who recently passed, was instrumental in bringing him into public service. Ms. Gordon was also in the forefront of the idea of building a new library in Larkspur- this will be part of her legacy. She will be truly missed.

The meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Toni DeFrancis,
Recording Secretary

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted the regular meeting of the Larkspur Planning Commission on April 26, 2016.

A handwritten signature in black ink, appearing to read 'Neal Toft', is written on a light yellow rectangular background.

Neal Toft, Planning Director