



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, July 26, 2016  
Larkspur City Council Chambers  
400 Magnolia Avenue, Second Floor  
Larkspur, CA

Daniel Kunstler, Vice Chair

Laura Tauber, Chair

Todd Ziesing

Mark Sandoval

Monte Deignan

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## ROLL CALL

## PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

## PLANNING DIRECTOR'S REPORT

## PUBLIC HEARING ITEMS

1. [DR/SUP #16-19; 3 Piedmont Road \(AP# 021-121-10\); Robert Wilkinson, applicant; Kurt Houtkooper, Property Owner; R-1 \(First Residential\) Zoning District.](#) Request for approval of the following permits to allow for grading and site improvements to accommodate a new sport court (basketball court) in the rear yard of a 9,690 square foot property with a 16% average slope: 1) Design Review; 2) Slope Use Permit for 92 cubic yard of excavation. Note: A Slope Use Permit for 150 Cubic Yards of grading was issued for the expansion of the single family dwelling and a new pool in 2006. A Slope Use Permit is required for this proposal per LMC Sec. 18.34.090.D (Cumulative Grading). *CEQA Status: Categorically Exempt pursuant to Sections 15303 and 15304 of the California Environmental Quality Act (CEQA) Guideline.*
2. [TEXT #16-21; Amendments to Title 18 \(Zoning\) to define and regulate the establishment of Junior Accessory Dwelling Units within specified zoning districts; City of Larkspur.](#) A public hearing to consider text amendments to Larkspur Municipal Code to renumber and rename Chapter 18.21 Residential Second Units to 18.23 Accessory Dwelling Units, add Chapter 18.24 to establish regulations for Junior Accessory Dwelling Units, amend Chapter 18.08 (Definitions) to clarify distinctions between types of dwelling units, and update Chapters 18.20 (R-1 First Residential District), 18.21 (R-2 Residential Second Dwelling Units), 18.28 (Residential Second Units), 18.32 (Third Residential District), 18.41 (SD Storefront Downtown District), and 18.43 (GD Garden Downtown District) to add and revise definitions and terminology related to accessory dwelling units and to indicate districts in which a Junior Accessory Dwelling Unit may be established subject to standards outlined in the new regulations. Note: The Planning Commission's review is advisory to the City Council; the matter will be forwarded for public hearing at the City Council after the conclusion of Planning Commission review. *CEQA Status: Categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15061.b.3 of the CEQA Guidelines, because adoption of the zoning ordinance amendment is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.*

## BUSINESS ITEMS

1. Commissioners Reports
2. [Approval of minutes of Planning Commission meeting on June 28, 2016](#)

**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.*