



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, August 9, 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**

**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/VAR #16-15; 56 Millard Road \(AP #021-063-31\); Dr. Mark Bason, applicant / property owner; R-1 \(First Residential\) Zoning District.](#) Request for approval of the following permits to allow for a 111 square foot second story addition to an existing 3,794 square foot single-family residence on a 23,822 square foot property with a 53% average slope: 1) Design Review; and 2) Floor Area Ratio Exception to allow an FAR of 0.16 where 0.05 is the maximum allowed by code.  
Recommendation: Application incomplete; continue to regular meeting of August 23, 2016, without discussion.

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 July 26, 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.*