



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, September 13, 2016
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

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 16-40: 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 to amend their design review approval authorized under application DR/UP 15-09 for the permits to allow operation of a yoga studio on the second floor of Building 5 in the Marin Country Mart retail center. The design review approval included proposed exterior building alterations to expand the second floor roofline to cover an outdoor patio and create an outdoor instructional workout room.
Recommendation: Conditional Approval.
2. [FHE 16-20: 11 Willow Avenue \(AP# 020-241-21\); Nick & Joanne Desin, applicants and property owners; R-1 \(First Residential\) Zoning District.](#) Applicants are requesting post-facto approval for a **Fence Height Exception** to legalize a wood-frame trellis and wood siding built without permits on the six-foot side yard setback, reaching a maximum height of approximately 14 feet above grade and incorporating a vegetative row of shrub and trees plantings greater than six (6) feet in height along the side property line.
Recommendation: Continue to September 27, 2016 Planning Commission meeting without discussion.
3. [DR/SUP/FHE/HTR 16-23: 136 Madrone Avenue \(AP #021-081-07\); Stewart Summers, applicant; McGovern/Haskell Family Trust, Property Owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permit approvals to allow demolition of three existing dwelling units and construction of one approximately 29-foot high, 3,528 square-foot single-family residence (including attached two-car garage) and an in-ground pool with associated yard improvements: 1) Design Review (DR); 2) Slope Use Permit to allow 640 cubic yards of grading associated with construction of the residence, in-ground pool, and yard improvements; 3) Fence Height Exception (FHE) to allow installation of hedgerows along the perimeter of the property that exceed 3½ -foot maximum fence

heights along street frontages and six-foot maximum fence heights on along shared property lines; and 4) Heritage Tree Removal (HTR) to allow removal of nine heritage-sized trees, including five Monterey cypress, two Japanese privet, one California bay laurel, and one common fig.

4. [DR/H/UP 16-37: 286 Magnolia Avenue \(AP #021-104-34\); Fabrizio Laudati / Douglas Mighell, applicants; Westshore Investments LLC, property owners; GD \(Garden Downtown Commercial\) Zoning District.](#) Requesting the following permits to remodel the front patio of an existing restaurant site at 286 Magnolia Avenue and to permit outdoor dining at the front patio and rear deck. The subject building is a part of the Historic Lark Creek commercial retail center: 1) Design Review; 2) Heritage Review; and 3) Conditional Use Permit to offer 20 seats within the front patio and 12 seats on the rear deck.

BUSINESS ITEMS

1. Commissioners Reports
2. Approval of [minutes of Planning Commission meeting on August 23, 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.