



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, March 13, 2018
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA

Todd Ziesing, Vice-Chair

Monte Deignan, Chair

Daniel Kunstler

Laura Tauber

Ignatius Tsang

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

1. [DR/SUP/EXC/HTR 17-51; 75 Cedar Avenue; \(AP# 020-202-05\); Taylor-Yang Architects, applicant; Ehren and Jennifer Halse, property owners; R-1 \(Single Family Residential\) Zoning District.](#) Request for the following permit approvals to demolish an existing detached garage and construct additions to the existing residence, including an attached two-car garage and second story addition, as well as a single-story addition, totaling 1,997 square feet of new floor area on a 22,974 square foot property: 1) Design Review; 2) Slope Use Permit to permit 233 cubic yards of excavation and 88 cubic yards of fill on a lot with an average grade of 28%; 3) Exception Permit to allow modifications to an existing non-conforming residence; 4) Heritage Tree Removal Permit to allow removal of four (4) heritage-sized trees; a Plum tree and three (3) Bay trees. CEQA: Categorical Exemption 15301(e) of the CEQA Guidelines; Existing Facilities.
2. [DR/FAR/SUP/V/HT 17-27; 3 Shady Lane \(AP# 021-096-08\); Mark Klein, applicant and property owner; R-1 \(Single Family Residential\) Zoning District.](#) Request for the following permit approvals to allow the substantial demolition of the existing residence, demolition of the garage, and construction of a new two story single family residence and detached single car garage: 1) Design Review; 2) Floor Area Ratio Exception Permit to allow a new residence totaling 2,671 sq. ft with a 0.31 FAR where the minimum 850 square foot residence and 400 square foot garage, or 0.05 FAR, are permitted due to the steep slope of the lot; 2) Slope Use Permit to permit 25 cubic yards on a lot of 47% average slope; 3) Variance on-site parking requirements to allow one on-site primary parking space (covered) and one guest space (tandem) where four on-site spaces are required; 4) Heritage Tree Removal Permit to allow the removal of two Coast Redwoods with a circumference of 6 feet 9 inches and 6 feet 4 inches to accommodate the proposed construction.. CEQA: Categorical Exemption 15302 of the CEQA Guidelines; Replacement or Reconstruction.

BUSINESS ITEMS

1. Commissioners Reports
2. Approval of [minutes of Planning Commission meeting on February 13, 2018.](#)

ADJOURNMENT

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 Clerk'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 Planning and Building Department staff at 927-5038 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.*