



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, October 22, 2019
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA

Laura Tauber, Vice-Chair

Todd Ziesing, Chair

Brock Wagstaff

Ignatius Tsang

Daniel Kunstler

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

1. [DR/FAR/V #19-41; 97 Corte Del Bayo \(APN: 022-273-30\); David Waterhouse, Little John Construction, Applicant; Cary and Ashley Levine, Owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow extensive remodeling and 1,100 square feet of second floor additions to an existing two story single family residence: 1) Design Review (DR); 2) Floor Area Ratio Exception to increase the home from 3,236 square feet and a 0.31 FAR to 4,335 and a 0.42 FAR where 4,160 and a 0.40 FAR is permitted by code. 3) Variance to the on-site parking standards to allow the retention of two on-site code compliant parking spaces where four on-site spaces are required because the value of the project will exceed 60% of the value of the existing structure. CEQA Status: *Categorically Exempt pursuant to Sections 15301, Class 1, of the California Environmental Quality Act (CEQA) Guidelines.*

BUSINESS ITEMS

1. [Adoption of findings of denial for application DR/V/HT #19-13](#) requesting permits to construct a new two-story 1,571 square foot home including a one-car garage on an existing 4,035 square foot vacant parcel at 233 Monte Vista Avenue (APN 021-104-02). Note: The Planning Commission acted to deny the application on October 8, 2018.
2. [Approval of the October 8, 2019 draft meeting minutes.](#)
3. Holiday Meeting Schedule
4. Planning Commissioners' Reports.

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.*