



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, November 12, 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

CONSENT CALENDAR

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 #19-43; 34 Laurel Avenue \(APN: 021-074-07 & 08\); Chris Kalos, Jensen Architects, Applicant; David and Ellen Turner, Owners; R-1 \(First Residential\) Zoning District.](#)
Request for Design Review (DR) approval to allow the enclosure of an existing, 100 sq. ft., roofed deck, located on the upper floor, at the northeasterly end of the residence. No expansion of the building footprint, or change to the existing setbacks are proposed. *CEQA Status: Categorically Exempt pursuant to Section 15301(e), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.*
2. [DR #19-45; 2500 Larkspur Landing Circle \(APN: 018-191-37\); Eli H. Tuttle, Johnson Braun, Inc., Applicant; CBM Hotels, LP, Owners; P-D \(Planned Development\) Zoning District.](#)
Applicants are requesting Design Review (DR) approval for a proposed exterior refresh of the Courtyard by Marriott hotel complex. Exterior modifications include, replacement of the existing hipped roofed port-cochere with a more modern flat roofed structure, new stonework accent wall, replacement of bay windows at front entry with a new flat storefront window system, removal of decorative "arch" trim and louvers throughout, new flat roofed vents. All improvements will match the existing color scheme. *CEQA Status: Categorically Exempt pursuant to Sections 15301, of the California Environmental Quality Act (CEQA) Guidelines.*

Recommendation: Approve subject to findings and conditions provided in report.

PUBLIC HEARING ITEMS

3. [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.](#) As amended from the first hearing on October 22, 2019, applicant requests the following permits to allow extensive remodeling and approximately 960 square feet (reduced from 1,100) of

second floor additions to an existing two story single family residence: 1) Design Review (DR); 2) Variance (V) 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 of the California Environmental Quality Act (CEQA) Guidelines.*

BUSINESS ITEMS

1. Approval of the [October 22, 2019 draft meeting minutes.](#)
2. 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.