

LARKSPUR PLANNING COMMISSION
REGULAR MEETING MINUTES OF OCTOBER 26, 2021

The Larkspur Planning Commission was convened at 7:00 p.m. by Chair Wagstaff via teleconference due to Coronavirus (COVID-19).

Commissioners Present: Chair Brock Wagstaff, Natasha Chalmers,
Daniel Kunstler, Jeffrey Swisher, Laura Tauber

Staff Present: Planning Director Neal Toft
Senior Planner Kristin Teiche

OPEN TIME FOR PUBLIC EXPRESSION

There were no comments.

PLANNING DIRECTOR'S REPORT

- The City is installing a new software program that will be a valuable tool for staff but also for clients and the public. It will enable online submissions of applications and more.
- There has been a lot of activity lately related to housing. There will be a community meeting held this Thursday regarding the San Quentin surplus property. A presentation will be made by the Deputy Director of the State of California Department of General Services and local politicians including Senator McGuire and Assemblyman Levin. Eden Housing will be sponsoring the low-income housing component of the project.
- A second forum on the Homekey Project is scheduled for Thursday, November 4th. The transitional housing project is sponsored by the County of Marin in partnership with Episcopal Community Services of San Francisco. The project site is 1251 South Eliseo Drive and has been vacant for many years.
- SB 9 was recently signed by Governor Newsom and allows property owners in single family districts to potential split a lot and develop a two unit building. Staff is scrambling to figure out the implications.
- There will be a Joint Town Council/Planning Commission Meeting next week on Wednesday, November 4th regarding the Housing Element Update, community outreach, a needs assessment, review of opportunity sites and identifying new sites, and policies and programs. The meeting will include a presentation by the County of Marin on the Restrictive Covenant Program and Fair Housing Initiatives.

Commissioner Tauber asked if the Joint Meeting with the Town Council would be in person. Planning Director Toft stated "no- it would be online". Staff is working on a process for hybrid meetings which could occur sometime next year.

CONSENT CALENDAR ITEMS

1. **DR/V #21-27, 346 Madrone Avenue; APN 021-041-15; Andrew Davis, Fluid Studios LLP, applicant; Christine Schirmer, owner; R-1 (First Residential) Zoning District. Applicant is requesting the following permits to remodel the interior and exterior of an existing two-story single-family residence. No increase in the existing measureable floor area or expansion of the building footprint is proposed: 1) Design Review (DR) of additions and exterior alterations; 2) Variance (V) to the front yard setback to allow a new front deck to extend up to 6 inches from the front lot line where 14 feet is required by code. As originally approved and constructed the front half of the garage and the entry stairway extend into the unimproved portion of Madrone Avenue right-of-way. The proposed deck**

would be setback approximately 6 feet from the front wall of the garage and 18 feet from the paved roadway.

Chair Wagstaff asked if anyone would like to pull this item from the Consent Calendar for discussion. There was no response.

On the Consent Calendar, M/s, Tauber/Kunstler, motioned and the Commission voted 5-0 to approve DR/V #21-27, 346 Madrone Avenue, subject to the findings and conditions set forth in the staff report.

Chair Wagstaff stated there was a 10-day appeal period.

BUSINESS ITEMS

1. Approval of Minutes from the September 28, 2021 meeting

M/s, Kunstler/Tauber, motioned and the Commission voted 5-0 to approve the minutes from the meeting of September 28, 2021 as corrected.

3. Planning Commissioners Reports

There were no reports.

The meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Toni DeFrancis
Recording Secretary

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Larkspur Planning Commission on January 11, 2022.



Kristin Teiche, Senior Planner