

LARKSPUR PLANNING COMMISSION
REGULAR MEETING MINUTES OF JULY 26, 2022

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

Commissioners Present: Acting Chair Laura Tauber, Natasha Chalmers,
Brock Wagstaff

Commissioner Absent: Chair Daniel Kunstler, Jeff Swisher

Staff Present: Community Development Director Elise Semonian
Senior Planner Kristin Teiche
Associate Planner Jackie O'Neal

OPEN TIME FOR PUBLIC EXPRESSION

There were no comments.

PLANNING DIRECTOR'S REPORT

- The Housing Element Steering Committee will meet on August 11th at 6:00 p.m. to continue discussing the opportunity sites and the Objective Design and Development Standards (ODDS) for multi-family properties. The City will be hosting a focus group for residential tenants on August 24th from 6:30 p.m. to 8:00 p.m.
- A survey regarding housing policies will be released soon.
- The Environmental Impact Report (EIR) for the updated General Plan is being reviewed by the City Attorney. It will be released soon for public review and comment.
- She introduced newly hired Associate Planner O'Neal.

Commissioner Wagstaff stated he could not attend the August 11th meeting and asked staff to send him the materials.

PUBLIC HEARINGS

- 1. DR/FAR #22-12, 355 Bretano Way (Greenbrae); (APN: 070-232-12); Dave Jochum Architecture, applicant; James and Lauren Malachowski, owners, R-1 (First Residential) Zoning District. Applicant proposes the following permits to permit construction of an 847 square foot second story addition at the westerly side of an existing 2,285 single-story residence on a 7,521 square foot lot: 1) Design Review (DR); 2) Floor Area Ratio (FAR) Exception to permit a 3,132 square foot residence with a 0.42 FAR where 2,783 and a 0.37 FAR is permitted by code due to the slope of the lot.**

Associate Planner Oneal presented the staff report.

Acting Chair Tauber opened the Public Hearing.

Mr. James Malachowski, owner, made the following comments:

- They would be happy to reconsider the balcony component.

- It could be moved to the north side of the property or the front side of the property ahead of the stairs off of the office.
- They spoke to the neighbors and the feedback was positive.

Mr. Dave Jochum, architect, made the following comments:

- There are neighbors all around the back of the house.
- There are privacy issues in the back of the house with the house to the north- it is above and looking down on the subject property.
- He does not see a privacy issue with the west position.
- The addition is inset off the first-floor exterior walls to make it recede. It is inconspicuous.
- The low pitch roof matches the existing roof pitch.
- The neighbors have reviewed the drawings.
- They would be willing to plant some higher plantings in the side yard.

Commissioner Wagstaff stated second story master bedroom decks are often made into living spaces since they are never used. He asked if it could be shifted to the east. Mr. Malachowski stated that seems reasonable. Commissioner Wagstaff stated the proposed terrace was very big and could be pulled back a bit and made a bit smaller. Mr. Malachowski stated it seemed reasonable to shrink it where it is. They would like some additional space and the ability to open the doors. Mr. Jochum suggested shrinking it down to five feet wide. He would like to “wrap it and then return it”.

Acting Chair Tauber closed the Public Hearing.

Commissioner Wagstaff provided the following comments:

- He understood the desire for a deck.
- The deck could be left where it is and pulled back (made smaller).
- The plan is nice and the house fits in the neighborhood.
- He could approve the project.

Commissioner Chalmers provided the following comments:

- She did not feel strongly about the deck. The view is on that side.
- She supports making the deck smaller.
- They could move it to the other side if they want.
- She could approve the project subject to the smaller dimensions for the deck.
- She could make the Design Review and Floor Area Ratio (FAR) Exception Findings.

Acting Chair Tauber provided the following comments:

- She could make the FAR Exception Findings.
- Staff raised privacy concerns with respect to the deck and making it smaller does not change that.
- She asked if staff could review and approve the proposed modifications to the deck or if it would need to be reviewed by the Commission. Senior Planner Teiche stated staff could enforce clear direction from the Commission.

Commissioner Wagstaff provided the following comments:

- He pointed to the plans, the big window in the staircase, the first upright, and recommended bringing the deck there and pulled it back a foot so the deck is five feet wide.

M/s, Wagstaff/Chalmers, motioned and the Commission voted 3-0-2 (Swisher, Chair Kunstler absent) to approve DR/FAR #22-12, 355 Bretano Way (Greenbrae) based on the findings and

conditions set forth in the staff report. Commissioner Wagstaff's recommendations regarding the deck will be reviewed and approved by staff.

Acting Chair Tauber stated there was a 10-day appeal period.

BUSINESS ITEMS

1. Approval of Minutes- June 28, 2022

M/s, Chalmers/Wagstaff, motioned and the Commission voted 3-0-2 (Swisher, Chair Kunstler absent) to approve the minutes from the meeting of June 28, 2022 as submitted.

2. Election of Officers- Commission to select New Chair and Vice Chair

Acting Chair Tauber suggested tabling this item.

3. Planning Commissioners' Reports

Commissioner Wagstaff asked about the number of candidates for the Commission vacancies. Planning Director Semonian stated two applicants were being interviewed by the Council.

The meeting was adjourned at 7:40 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 Planning Commission on August 9, 2022.



Kristin Teiche, Senior Planner