



**Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, March 28, 2017
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA**

Mark Sandoval, Vice Chair

Daniel Kunstler, Chair

Laura Tauber

Monte Deignan

Todd Ziesing

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

1. [DR 17-01: 5 Baltimore Avenue \(APN: 021-182-18\); Kathleen Helmerman, Polsky Perlstein Architects, Applicants; Cynthia Niven, Property Owner; R-1 \(First Residential\) Zoning District.](#) Request for Design Review approval to allow the demolition of an existing 705 sq. ft. detached carport/storage structure and construction of a new 790 sq. ft. detached two car garage and storage room, with a maximum height of 14 feet 9 inches at the roof peak. **Note:** This application is continued from the February 28, 2017 meeting of the Planning Commission.
2. [DR/UP 16-53: 302 Bon Air Center \(APN: 022-040-36\); Jared Taylor / Gott's Roadside Restaurant, applicants; Bon Air Development, LP, property owners; PD \(Planned Development\) Zoning District.](#) Request for the following permits to allow operation of a new 330 seat restaurant at 302 Bon Air Center (Previously Wipe Out Restaurant): 1) Design Review for exterior remodeling of the building facade, including new white stucco siding, new windows and roll up doors, installation of new exterior canopy, shade trellis, festival lighting, and dedicated outdoor patio for outdoor dining; 2) Conditional Use Permit for expansion of a restaurant that exceeds 5,000 square feet as required under Ordinance No. 691 governing the Bon Air Shopping Center; and 3) Conditional Use Permit for outdoor seating of 104 seats.
3. [DR/FAR 16-57: 34 Loma Vista Avenue \(APN: 021-231-16\); Pacific Design Group, applicants; Carrie and Andrew Cooper, property owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow for an addition of 167 square feet to the upper level and 58 square feet to the main level of an existing 2,567 square foot single-family residence: 1) Design Review; and 2) Floor Area Ratio Exception to allow a total of 2,792 square feet and a .36 FAR, where .31 FAR is the maximum allowable by code due to the 19% slope.
4. [DR/FAR/HTR 16-62: 90 Marina Vista Avenue \(APN: 021-131-05\); Pacific Design Group, applicants; Berman Family Trust; property owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permit approvals to construct a new detached two-car parking deck, and to allow substantial renovation and additions to an existing single-family residence: 1) Design Review; 2) Floor Area Ratio (FAR) Exception to allow additions of 693 square feet, resulting in a 2,546 square-foot (0.13 FAR) residence, where 1,016 square feet (0.05 FAR) is the maximum permitted on the 20,313 (net) square-foot property due to 49% lot slope; and 3) Heritage Tree Removal (HTR) Permit to allow removal of two heritage-size coast live oak trees (one with marginal structure and the other in poor health) to allow expansion of the building footprint and construction of the new parking deck.

BUSINESS ITEMS

1. [Appointment of Planning Commissioners to General Plan Update Steering Committee.](#)
2. Commissioners Reports
3. [Approval of minutes of Planning Commission meeting on February 28, 2017.](#)

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 Manager'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.*