



**Meeting of the Larkspur Planning Commission**  
**7:00 p.m., Tuesday, June 13, 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*

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## **ROLL CALL**

## **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

## **PLANNING DIRECTOR'S REPORT**

## **PUBLIC HEARING ITEMS**

1. [\*\*DR/FAR/HTR/FHE 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 allow substantial renovation and additions to an existing single-family residence, including converting and expanding an existing single-car carport and unconditioned space into an enclosed two-car garage: 1) Design Review; 2) Floor Area Ratio (FAR) Exception to allow a total of 2,606 square feet of floor area, resulting in a 0.13 FAR, where 0.05 FAR is the maximum permitted due to 49% lot slope; and 3) Heritage Tree Removal (HTR) Permit to allow of one heritage-sized coast live oak tree to allow expansion of the building footprint along the west elevation of the residence; and 4) a Fence Height Exception (FHE) to allow installation of a hedgerow in excess of the six-foot maximum fence height for privacy screening adjacent to north elevation of the subject residence .
2. [\*\*DR/V/SIGN 15-36: 1133-1169 Magnolia Avenue \(APN 021-131-05\); Pacific Design Group, Applicant; Shops at Magnolia LLC, Property Owners; C-2 \(Commercial\) Zoning District.\*\*](#)  
Applicants are requesting the following approvals to allow alterations to storefronts and minor reconfiguration of the parking lot: 1) Design Review (DR); 2) Variance (V) to allow a minor reconfiguration of the non-conforming parking lot to accommodate two handicap (HC) parking spaces and improve access through the site and functionality of parking spaces, resulting in a net loss of one parking space; and 3) Sign Permit (SIGN) to adopt a coordinated sign program to be applied to storefronts within the Shops at Magnolia shopping center.

## **BUSINESS ITEMS**

1. [\*\*Adoption of Findings of Denial for FHE 17-12; 73 Madrone Avenue;\*\*](#) Anne and Brent Lowinger, Applicants/ Property Owners; Request for an amendment to FHE 16-56, approved by the Zoning Administrator on December 1, 2016, to include a vegetative shrub row along the front property line that would exceed the 42-inch height limit imposed under the previous approval.
2. Commissioners Reports.
3. [\*\*Approval of minutes of Planning Commission of May 23, 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.*