



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, July 11, 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

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. **UP 17-31: 500 Magnolia Avenue, A.K.A. American Legion Hall (APN: 020-254-02); Bill Howard, applicant; American Legion Post 313, property owners; SD (Storefront Downtown) Zoning District.** Request for the following permit to allow conversion of an accessory kitchen area of 530 square feet to be converted to an office for rent within the facility: Condition Use Permit per Section 18.56.050 of the Off-Street Parking and Loading Regulations, to allow shared use of the on-site parking facilities by the American Legion Hall activities and a 530 sq. ft. office use. ***Recommendation: Approve subject to findings and conditions provided in report.***
2. **DR/FAR/HTR/FHE 17-34: 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; 3) Variance (V) to allow substantial renovation of the residence while providing three on-site parking spaces (including two covered spaces) where four on-site spaces (including one covered space) is required; 4) 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) Fence Height Exception (FHE) to allow installation of a hedgerow in excess of the six-foot maximum fence height for privacy screening adjacent to the north elevation of the subject residence.

3. [UP/DR 16-28: 80 East Sir Francis Drake Boulevard \(APN: 18-172-12\); Sequoia Development Services on behalf of Verizon Wireless, applicants; 1700 California Street Owners, LLC; property owners; PD \(Planned Development\) Zoning District.](#) Request for the conditional use permit and design review permit approvals to allow the installation a rooftop cellular facility at 80 East Sir Francis Drake Boulevard to include: a) twelve panel antennas to project above the roofline and will be painted to match existing rooftop equipment; b) remote ratio units and surge suppressors inside of the rooftop parapet wall, below the roofline; c) support equipment located within a lease space inside the building; d) AC condenser units, located at the southwesterly rear corner of the building and screened within a lattice enclosure; e) a backup diesel generator with a 132 gallon fuel tank, located at the southwesterly side of the building, and screened within a CMU (Concrete Masonry) enclosure. **Note:** This is a continued public hearing that was first heard at the May 9, 2017 meeting of the Planning Commission.

BUSINESS ITEMS

1. Commissioners Reports.
2. [Approval of minutes of Planning Commission of June 27, 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.