



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, July 25, 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/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; and d) AC condenser units, located at the southwesterly rear corner of the building and screened within a lattice enclosure.
Recommendation: Approve subject to findings and conditions provided in report.

2. [DR/SUP 17-16: 3 Lark Court \(APN: 021-142-51\); George Morf, applicant; RMDG LLC, property owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permit approvals to allow for the construction of a new two-story single-family residence totaling 3,807 square feet of floor area on an 11,400 square foot vacant parcel: 1) Design Review; and 2) Slope Use Permit for approximately 465 cubic yards of excavation and 50 cubic yards of fill, totaling 515 cubic yards of earthwork on a hillside property.

BUSINESS ITEMS

1. Commissioners Reports.
2. Approval of [minutes of Planning Commission of July 11, 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.