



**Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, January 23, 2018  
Larkspur City Council Chambers  
400 Magnolia Avenue, Second Floor  
Larkspur, CA**

*Monte Deignan*

*Daniel Kunstler, Chair*

*Ignatius Tsang*

*Todd Ziesing*

*Laura Tauber*

## **ROLL CALL**

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

## **PLANNING DIRECTOR'S REPORT**

## **PUBLIC HEARING ITEMS**

1. [DR/FAR/SUP/V #17-19: 20 Millard Road \(APN 020-068-15\); Wagstaff Rogers Architects, applicant; Katherine Hermann, property owner; R-1 \(Single Family Residential\) Zoning District.](#) Request for the following permit approvals to construct a detached partially-subterranean two-car garage, which adds 94 sq. ft. of new floor area to an existing 3,350 sq. ft. residence, located on a 17,639 sq. ft. property 1) Design Review (DR); 2) Floor Area Ratio (FAR) Exception to allow a total of 3,444 sq. ft. of floor area, resulting in a 0.20 FAR where 0.11 is the maximum FAR permitted due to the 39% percent average slope of the lot; 3) Slope Use Permit (SUP) to allow 143 cu. yds. of grading (138 cu. yds. of cut and 5 cu. yds. of fill) on a lot with an average grade of 39%; 4) Variance (V) to allow the detached garage to be constructed up to the front lot line where a minimum 3-foot setback is permitted on lot with steep terrain; 4) Variance (V) to allow the detached garage to be constructed 1 foot 5½ inches from the side lot line where a minimum 3-foot setback is required.
2. [DR/SUP/FHE/HT #17-45: 7 Hazel Avenue \(APN 021-184-05\); Jared Polsky, Polsky Perlstein Architects, applicant; Julie and Chuck Templeton, property owners; R-1 \(Single Family Residential\) Zoning District.](#) Request for the following permit approvals to allow demolition of existing residential buildings, site grading and construction of a new two story single family residence, in ground pool, perimeter fencing and hedgerows and new site landscaping: 1) Design Review (DR) to allow construction of a new two-story single-family residence; and 2) Slope Use Permit (SUP) to permit 810 cu. yds. of grading (520 cu. yds. of cut and 230 cu. yds. of fill and 230 cu. yds. of off-haul) on a parcel with an average grade of 23%; 3) Fence Height Exception (FHE) to permit the installation of 6-foot tall fences and gates within the 20-foot front and 10-foot street side yard setbacks required from the easterly and westerly property lines, and installation of a shrub row fence, of indeterminate height, within the 10-foot street side yard setback. Shrub row fence will extend beyond the lot line and into the unimproved portion of the Laurel Avenue public right-of-way; 4) Heritage Tree Removal Permit to allow the removal of two Coast Live Oaks with a circumference of 61 and 98 inches in diameter located near the northwesterly wing of the existing residence.

## **BUSINESS ITEMS**

1. Election of Officers for 2018 (Chairman, Vice Chairman, and Chairman Pro-Tempore).
2. [Annual Progress Report on the General Plan and Housing Element for Calendar Year 2017](#)

## **BUSINESS ITEMS (Cont'd)**

3. Commissioners Reports
4. Approval of [minutes of Planning Commission meeting on December 12, 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 Clerk'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.*