



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, May 8, 2018
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA

Todd Ziesing, Vice-Chair

Monte Deignan, Chair

Daniel Kunstler

Laura Tauber

Ignatius Tsang

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. [DR/SUP #18-10: 945 Magnolia Avenue \(APN: 020-081-03\); Norman Slaught, applicant/owner; R-1 \(Single Family Residential\) Zoning District.](#) Request for an amendment to a prior Slope Use Permit per LMC Sec. 18.34.090 (D), to allow approximately 17 cubic yard of additional excavation to accommodate an outdoor kitchen and fire-pit on a single-family dwelling site. CEQA Status: *Categorically Exempt pursuant to Sections 15304(b) of the California Environmental Quality Act (CEQA) Guidelines*
Recommendation: Approve subject to findings and conditions provided in report.
2. [DR/SUP/V/FHE #18-01: 3 Lark Court \(APN 021-142-51\); Karen Taylor and Helen Yang-Fung; Taylor Yang Architect, applicants; John and Erin Gilman, property owners; R-1 \(Single Family Residential\) Zoning District.](#) Applicants are seeking approval of the following permits to allow for the construction of a new two-story single-family residence totaling 3,699 square feet on an 11,400 square foot vacant street-to-street parcel, fronting Lark Court to the northwest and Bahr Lane to the southeast: 1) Design Review (DR) to allow a new single family residence; 2) Slope Use Permit (SUP) to permit 559 cubic yards of grading (376 cubic yards of excavation and 183 cubic yards of fill) on a lot with an average grade of 19%; 3) Variance (V) to allow a portion of a pool to encroach approximately 5-feet into the required 20-foot front yard setback; and, 4) Fence Height Exception (FHE) to allow a 6-foot tall wood fence and auto gate along the Lark Court frontage and a 6-foot tall wood and wire fence along the Bahr Lane frontage, where 42-inches is the maximum allowable by code. CEQA Status: *Categorically Exempt pursuant to Sections 15303(a) of the California Environmental Quality Act (CEQA) Guidelines.* **Note:** This application is a continued matter from the April 10, 2018 Planning Commission public hearing.

3. [DR/CUP/SIGN/GRA #16-06: 2066 Redwood Highway & 36 Industrial Way \(APNs 024-022-08 & 09\); Ben Shimek, Petroleum Sales, Inc., applicant; Ben Shimek and Etta Allen, property owners; L1 \(Single Family Residential\) Zoning District.](#) Request for the following permit approvals to install hand cleaning and detailing services on the site at 36 Industrial Way (previously occupied by 4-bay auto repair shop), to allow reintroduction of permitted automobile fuel sales at 2066 Redwood Highway, and implementation of a new sign program that applies to the combination of automobile and ancillary services operating on both sites: 1) Design Review (DR); 2) Conditional Use Permit (CUP) to allow for continued commercial carwash operations at 2066 Redwood Highway, and to install hand cleaning and detailing operations on the neighboring property at 36 Industrial Way, including the addition of a customer waiting area and an accessory convenience mart, and continued use of the one bay smog shop; 3) Sign Permit (SIGN) to allow implementation of a coordinated sign program in association with the proposed gasoline fueling station and all other services provided on the combined properties; and 4) Grading Permit for approximately 1,500 cubic yards of combined excavation and fill to accommodate installation of two fuel tanks, related trenching, piping and dispensers to support permitted fuel sales. CEQA Status: *Categorically Exempt pursuant to: 1) Sections 15301, Class 1 of the California Environmental Quality Act (CEQA) Guidelines, for installation of automobile hand cleaning and detailing operations and smog shop on a site previously occupied by a 4-bay automotive repair shop; 2) Sections 15301(d) and 15304(a) to allow grading on a site of less than 20% to allow restoration of permitted vehicle fueling facilities to meet current standard of public health and safety.*

BUSINESS ITEMS

1. [Findings of Denial DR/V/EXC #18-02; Sean Ryan, Applicant/Owner; 122 Acacia Avenue, Larkspur;](#) for the permits to allow for the conversion of a garage space to living area and new and enlarged windows within a nonconforming front yard setback at 122 Acacia Avenue. Note: The Planning Commission acted to deny to the project on April 24, 2018.
2. Commissioners Reports
3. Approval of [minutes of Planning Commission meeting on April 24, 2018.](#)

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.