



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, June 26, 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

1. [DR/SUP/HTR #18-03: 33 Orange Avenue \(APN 021-081-39\); Murdock Architecture, applicant, Knox and Shannon Lundgren, property owners; R-1 \(Single Family Residential\) Zoning District.](#) Applicants are seeking the following permit approvals to allow construction of an approximately 1,072 square-foot, 16'-1" high, split level addition onto an existing 2,250 square-foot two-story single-family residence: 1) Design Review (DR); and 2) Slope Use Permit (SUP) to allow approximately 85 cubic yards of grading, consisting of 79 cubic yards of cut and 6 cubic yards of fill, on a hillside property with an average slope of 36 percent; and 3) Heritage Tree Removal Permit (HTR) to allow removal of one heritage-size Bay Laurel tree situated near the northwest corner of the proposed addition. *CEQA Status: Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.*

BUSINESS ITEMS

1. [Adoption of findings of denial for FHE #18-07 requesting a Fence Height Exception to allow a 6-foot tall wood fence and pedestrian gate in the front yard setback in conjunction with remodeling a single-family dwelling at 25 Wiltshire Avenue \(APN 021-192-05\),](#) including revised conditions of approval for design review for the proposed project DR #18-07. Note: The Planning Commission acted to approve the remodeling and expansion of the single-family dwelling, but denied the requested fence height exception on June 12, 2018.
2. Commissioners Reports
3. [Approval of minutes of Planning Commission meeting on June 12, 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.*