



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, July 10, 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/FAR #18-13: 74 Meadowood Avenue \(APN 022-262-22\); Couture Architecture, applicant, Sven Junkergrad and Nicole Douglas, property owners; R-1 \(Single Family Residential\) Zoning District.](#) Applicants are proposing 143 square feet of additions to an existing single-family residence, including an approximately 18-foot high, two-story addition near the southwest corner of the building and expansion into a portion of existing crawl space beneath the garage, and replacement of exterior building finishes. In addition, the application includes demolition of an existing pool and surrounding wooden deck and replacement with a terraced lawn area with steps leading to the rear property line abutting Heatherwood Park to the east. As proposed, the project is subject to the following permit approvals: 1) Design Review; and 2) Floor Area Ratio (FAR) Exception to allow an increase in the floor area ratio from 0.37 to 0.39 FAR, where 0.32 FAR is the maximum permitted due to the average slope of the property. *CEQA Status: Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines; minor alterations to existing structures.*

**Recommendation:** Approve subject to findings and conditions provided in report.

## BUSINESS ITEMS

1. [Discussion on Power Point Presentation Policies.](#)
2. Commissioners' Reports
3. [Approval of minutes of Planning Commission meeting on June 26, 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.*