

LARKSPUR PLANNING COMMISSION  
REGULAR MEETING MINUTES OF MAY 22, 2018

The Larkspur Planning Commission was convened at 7:00 p.m. in the Council Chambers by Chair Deignan.

Commissioners Present: Chair Monte Deignan, Daniel Kunstler, Laura Tauber

Commissioners Absent: Ignatius Tsang, Todd Ziesing

Staff Present: Planning Director Neal Toft  
Senior Planner Kristin Teiche

### OPEN TIME FOR PUBLIC EXPRESSION

There were no comments.

### PLANNING DIRECTOR'S REPORT

- Last Tuesday's General Plan Update Steering Committee meeting was well attended and focused on the Circulation Element. The discussion included traffic problems and transit issues including the ferry system. There is a lot of interest in how the SMART train will affect the area. Staff will be preparing topics to bring back to the Steering Committee along with a revised work program.
- Work on the Bon Air Bridge is scheduled to begin tomorrow and will include striping for flexible/single lanes in both directions. Hard construction will start in late June or July. There is a website (Bon Air Bridge.com) that will be regularly updated. The bridge will remain open during construction with controlled traffic with the exception of some weekend days in the distant future. The City is maintaining a webpage to provide information and notifications during the construction process.
- On June 20<sup>th</sup> the Council will hold a Public Hearing regarding proposed improvements to the Magnolia/Madrone Avenue pedestrian crossings.
- St. Patrick's parish is holding a community workshop tonight regarding a proposal to build an additional two-story school building and basement located in the parking area.

### CONSENT CALENDAR

1. **DR/SUP #18-14: 45 Laurel Avenue (APN: 021-085-57); Michael Barber, applicant; A.C. Wright, owner; R-1 (Single Family Residential) Zoning District. Applicant is requesting the following permits to allow the enclosure of the open understory beneath an existing garage: 1) Design Review; 2) Variance to allow the enclosure of the garage understory within the required 20-foot front yard setback. CEQA Status: Categorically exempt per Sections 15301(a) of the California Environmental Quality Act (CEQA) Guidelines. Recommendation: Approve subject to findings and conditions provided in report.**
2. **H/DR/HTEXC #18-19: 549 Magnolia Avenue (APN 020-253-02); Bruce Fullerton, Markoff/Fullerton Architects, applicant; Lark Theatre 501(c)(3), owner; SD (Storefront Downtown) Zoning District. Applicant is requesting the following permits to allow installation of a new 32 inch rooftop parapet wall to screen proposed roof mounted HVAC equipment at the historic Lark Theatre: 1) Heritage Review (H); 2) Design Review (DR); 3) Height Exception HTEXC to allow a portion of the screen wall to exceed the 25-foot height limit as permitted under Section 18.41.050 (A) of the SD (Storefront Downtown) Zoning**

**District regulations. CEQA Status: Categorically Exempt per Section 15331, Class 31 of the California Environmental Quality Act (CEQA) Guidelines.**

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

Chair Deignan asked if anyone would like to remove either item from the Consent Calendar. There was no response.

On the Consent Calendar, M/s, Tauber/Kunstler, motioned and the Commission voted 3-0-2 (Tsang and Ziesing absent) to approve DR/SUP #18-45, 45 Laurel Avenue, and H/DR/HTEXC #18-19, 549 Magnolia Avenue subject to the findings and conditions set forth in the staff report.

## **BUSINESS ITEMS**

1. Adoption of Findings for Approval for DR/SUP/V/FHE #18-01 proposing construction of a new two-story single-family residence totaling 3,699 square feet on a 11,000 square foot vacant street-to-street parcel at 3 Lark Court. Note: The Planning Commission acted to approve this project on May 8, 2018

Planning Director Toft presented a brief staff report.

M/s, Kunstler/Tauber, motioned and the Commission voted 3-0-2 (Tsang and Ziesing absent) to adopt the Findings for Approval for DR/SUP/V/FHE #18-01, 3 Lark Court.

2. Review of City's Capital Improvement Program for FY 2018/19 for conformity with the City's General Plan

Planning Director Toft presented a staff report. He noted many of the projects were carry-overs with funding still being sought or anticipated. The CIP program is a result of Measure B and includes a combination of street repair, curb, ramp, and concrete work. Measure B is a Five-Year Program.

Chair Deignan stated it looks very straight-forward and makes sense.

M/s, Tauber/Kunstler, motioned and the Commission voted 3-0-2 (Tsang and Ziesing absent) to recommend to the City Council that the Capital Improvement Program for FY 2018/19 is in conformity with the City's General Plan.

3. Commissioner's Reports

There were no reports.

4. Approval of minutes of Planning Commission meeting on May 8, 2018

M/s, Kunstler/Tauber, motioned and the Commission voted 3-0-2 (Tsang and Ziesing absent) to approve the minutes from the May 8, 2018 meeting as submitted.

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Toni DeFrancis,  
Recording Secretary

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Larkspur Planning Commission on June 12, 2018.



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Neal Toft, Planning Director