



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, October 23, 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/V/FAR #18-37: 434 Madrone Avenue \(APN 021-037-14\); Studio Pablo Architecture, applicant; Allison Bunker, property owner; R-1 \(Single Family Residential\) Zoning District.](#) Applicants are seeking approval of the following permits to allow construction of a mid-level addition at the front of the residence, below an existing deck and above a ground floor terrace, and for after-the-fact approval of two storage sheds: 1) Design Review; 2) Variance to allow a portion of the proposed mid-level addition to encroach up to 3 feet 4 inches, and a corner of a storage shed to encroach 2 feet into the 20-foot front yard setback; and 3) allow additions totaling 379 square feet (202 sq. ft. mid-level addition and two accessory sheds totaling 176 sq. ft.), thereby increasing the home from 2,535 sq. ft. and a .32 FAR to 2,737 and a .34 FAR where .05 FAR is permitted due to the slope of the parcel. *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.

2. [DR/FHE/EXC #18-16: 22 Olive Avenue \(APN 020-061-02\); Lotche Architectural Group, applicants; Brian and Shari Mueller, property owners; R-1 \(First Residential\) Zoning District.](#) Applicants are requesting the following permits to perform an interior remodel, raising of roof heights, exterior modifications, and a fence height exception: 1) Design Review; and 2) Fence Height Exception to permit construction of a 5-foot 6-inch tall cedar fence in portion of the front yard, where 42 inches is the maximum height allowed; and 3) Exception Permit to allow modifications to non-conforming structure located 18 feet 3 inches from the front property line, where 20 feet is required by code. *CEQA Status: Categorically Exempt pursuant to Sections 15301 (e) Class 1 of the California Environmental Quality Act (CEQA) Guidelines; Minor additions to existing structures.*

STUDY SESSION ITEMS

3. [Accessory Dwelling Unit Regulations](#). Discussion on recent adoption of State Laws affecting how local municipalities can regulate accessory dwelling units (ADU). **NOTE:** This is a discussion to provide information and background materials on state mandates and seek preliminary direction for staff to prepare amendments that will address zoning requirements for ADU's, such as parking, setbacks, height limits, square footage, fees, etc. **No final recommendation, action, or decision will be rendered by the Planning Commission at this time.**

BUSINESS ITEMS

1. Planning Commissioners' Reports
2. Approval of minutes of [Planning Commission meeting on September 11, 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.*