



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, February 26, 2019
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA

Laura Tauber, Vice-Chair

Todd Ziesing, Chair

Monte Deignan

Ignatius Tsang

Daniel Kunstler

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

1. [DRV/HTR 18-45: 370 Riviera Circle \(APN: 022-222-10\); Laurence McAuley, Applicant/Owner; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow substantial remodeling and 1,820 sq. ft. of additions (primarily second story) to an existing 2,257 square foot home for a total floor area of 4,077 square feet. Improvements include raising the finished floor level of the ground floor to meet the recommended flood elevation level. 1) Design Review (DR) of additions and exterior improvements; 2) Variance (V) to Parking to allow two covered parking spaces, where four parking spaces (one covered and three uncovered) are required for a new or substantially remodeled residence; and 3) Heritage Tree Removal (HTR) Permit to allow removal of one heritage-sized palm tree in the front yard. *CEQA Status: Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.*
2. [DRV/EXC/HTR 18-44: 33 Bayview Avenue \(APN: 021-233-06\); Polsky Perlstein Architects, Applicant; Bob and Nancy Kellerman, Property Owner; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow remodeling and 478 square feet of additions to an existing 2,170 square foot home for a total floor area of 2,648 square feet. Modifications also include returning the garage to a parking space, driveway widening, and site work: 1) Design Review (DR) of proposed additions and exterior improvements; 2) Variance (V) to Parking to allow three parking spaces where four are required; 3) Variance (V) to the front yard setback to allow a replacement of a nonconforming front porch with a 11-foot 1 inch setback where 14 feet is required; 4) Variance (V) to the side yard setback to allow a two-story addition 5 feet from the property line, where 6 feet is required; 5) Exception (EXC) Permit to allow exterior modifications within the nonconforming 2-foot 4-inch southerly side yard setback; and 6) Heritage Tree Removal (HTR) Permit to allow removal of one heritage-sized fir tree. *CEQA Status: Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.*

BUSINESS ITEMS

1. Planning Commissioners' Reports.
2. [Annual Progress Report on the General Plan and Housing Element for Calendar Year 2018](#)
3. [Approval of minutes of Planning Commission meeting on January 22, 2019.](#)

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.*