



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, April 23, 2019
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA

Laura Tauber, Vice-Chair

Todd Ziesing, Chair

Vacant

Ignatius Tsang

Daniel Kunstler

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

1. [DR/V #19-11; 20 Liberty St. \(APN: 021-202-13\); Allen and Jill Rea, Applicant/Owner; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow reconstruction (same location, size, and height) of a non-conforming accessory structure (previously a single-car garage) located in the side and rear setbacks: 1) Design Review (DR); 2) Variance (V) to setbacks to allow an approximately two-foot four-inch setback to the side and rear property lines. *CEQA Status: Categorically Exempt pursuant to Sections 15301, of the California Environmental Quality Act (CEQA) Guidelines.*
2. [H/DR/FAR/HRP #19-06; 58 Madrone Avenue \(APN: 021-111-07\); Polsky Perlstein Architects, Applicant; Lindsey and Dennis Shin, Owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow substantive interior remodeling and minor additions including a 25 sq. ft. basement expansion, a 233 sq. ft. two story addition at the northeasterly corner of the residence, and a 92 sq. ft. addition to the rear of the existing single car garage located on the Madrone Avenue frontage: 1) Heritage Review (HR). This home is listed on the local Inventory of Historic Resources and the State and National Register of Historic Places; 2) Design Review (DR) of exterior additions; 3) Floor Area Ratio Exception (FAR), to expand the floor area for this site from 2,229 to 2,579 sq. ft. and increase the FAR from 0.23 to 0.27 where 0.26 is permitted due to the slope of the lot. 4) Heritage Rehabilitation Permit (HRP) to allow remodeling and additions that will exceed 60% of the value of the structure without provision of additional on-site parking. *CEQA Status: This project has been found to generally comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Structures and, therefore, has been determined to be exempt from environmental review under Categorical Exemption 15331, Class 31 of the CEQA Guidelines.*
3. [DR/FAR/HT #18-50; 388 Bretano Way \(APN: 070-233-32\); Erin Scheuer, Applicant; Erin Scheuer and Jesse Turcotte, Owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow construction of a new two-story 3,139 square foot residence: 1) Design Review (DR); 2) Floor Area Ratio Exception (FAR), to allow an FAR of 0.31 where a maximum floor of 0.19 is allowed due to the slope of the parcel; 3) Heritage Tree Removal (HTR) permit to allow removal of one 36-inch heritage sized coast live oak tree located in the rear of the lot. *CEQA Status: Categorically Exempt pursuant to Section 15303 (a) Class 3 of the California Environmental Quality Act (CEQA) Guidelines.*

Note: The Planning Commission will accept public comment and discuss the project merits. However, no decision may be rendered at this time. This item will be continued to the May 14, 2019 Planning Commission meeting to allow for re-noticing of the project to include a request for a Slope Use Permit to allow grading of 30 cubic yards of cut and fill on a site with an average grade of 31%.

BUSINESS ITEMS

1. Discuss upcoming Planning Commission meeting schedule.
2. Discuss joint City Council and Planning Commission meeting on May 1, 2019.
3. Planning Commissioners' Reports.
4. Approval of the [March 26, 2019 Planning Commission meeting minutes](#).

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.