



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, September 10, 2019
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA

Laura Tauber, Vice-Chair

Todd Ziesing, Chair

Brock Wagstaff

Ignatius Tsang

Daniel Kunstler

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

1. [DR/FAR/SUP/V/HT #18-30; 55 Oak Road \(APN: 021-037-14\); Pacific Design Group, Applicant/Owner; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow construction of a new three story, single family residence on a 16,308 sq. ft. vacant parcel: 1) Design Review (DR); 2) Floor Area Ratio Exception (FAR) to allow construction of a residence totaling 4,108 sq. ft. with a 0.25 FAR where and 850 sq. ft. residence and a 400 sq. ft. garage is permitted by code; 3) Slope Use Permit (SUP) to allow excavation totaling 236 cubic yards of soil, and 137 cubic yards of off-haul, on a parcel with an average slope of 57%; 4) Variance (V) to the 30-foot height limit to allow a new three story residence with an elevation of up to 44 feet 6 inches in height; 5) Variance (V) to the front yard setback to allow the proposed structure to be setback 2 feet 8-inches from the front lot line where 20 feet is required by code; 6) Heritage Tree (HT) Removal permit to allow removal of one 50 inch Coast Live Oak tree (tree #33) to accommodate the proposed home location. CEQA Status: *Categorically Exempt pursuant to Sections 15303, of the California Environmental Quality Act (CEQA) Guidelines.*

BUSINESS ITEMS

1. Approval of the [August 27, 2019 draft meeting minutes.](#)
2. Planning Commissioners' Reports.

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.*