



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, October 8, 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

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 #19-31; 164 Riviera Circle \(APN: 022-191-24\); Kenneth Holder, Holder Design Associates, Applicant; Steve Sullivan, Owner; R-1 \(First Residential\) Zoning District.](#) Request for Design Review approval to construct second story additions totaling 458 square feet to an existing two-story 3,058 square foot home (including garage), for a total floor area of 3,516 square feet. This results in an FAR of .22 where .40 is permitted by code. The proposed addition complies with all applicable zoning regulations. *CEQA Status: Categorically Exempt pursuant to Section 15301(e), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.*

Recommendation: Approve subject to findings and conditions provided in report

PUBLIC HEARING ITEMS

2. [DR/V/HT #19-13; 233 Monte Vista Avenue \(APN: 021-104-02\); David Grabham, G Design, LLC, Applicant; Benjamin Faber, Owner; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to construct a new two-story 1,571 square foot home including a one-car garage on an existing 4,035 square foot vacant parcel: 1) Design Review (DR) to allow a new two story single family house; 2) Variance (V) to allow three (3) vehicular parking spaces where two (2) are required for a new single family residence; and 3) Heritage Tree Removal (HTR) Permit to allow removal of one heritage-sized pine tree with a diameter of 26 inches located in the center of the lot, and within the proposed building footprint. *CEQA Status: Categorically Exempt pursuant to Sections 15303 (a), Class 3, of the California Environmental Quality Act (CEQA) Guidelines.*

BUSINESS ITEMS

1. Approval of the [September 10, 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.