



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, February 25, 2020
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA

Ignatius Tsang, Vice-Chair

Laura Tauber, Chair

Todd Ziesing

Brock Wagstaff

Daniel Kunstler

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

1. [DR/FAR/V 19-47; 205 Birch Avenue \(APN: 021-214-19\); Possard Broek and Associates, Applicant; The Watrous Family Trust, Owners; R-1 \(First Residential\) Zoning District.](#)
Request for the following permits to modify and repair a noncompliant pool deck structure, trellis and outdoor kitchen, and allow extensive repairs to the pool deck surface to correct water intrusion into the room below: 1) Design Review (DR); 2) Floor Area Ratio Exception (FAR) requesting approval of 264 square feet of floor area, created by the construction of the above grade pool deck, increasing the home from 3,827 square feet and a 0.37 FAR to 4,091 and a 0.40 FAR where 3,188 and a 0.31 FAR is permitted by code; 3) Variance (V) to the Natural State Requirements per Section 18.34.080 of the LMC to provide 39% where 44% is required by code; 4) Variance (V) to the minimum 3-foot rear yard setback required for an accessory structures. The applicants propose to retain the deck structure in the setback, up to the rear lot line, and install a new trellis and kitchen; 5) Variance (V) to the minimum 5-foot side yard setback required for an accessory structure. The applicant proposes to retain the noncompliant portion of the pool deck at 3.5 feet from the property line; and 6) Fence Height Exception Permit to allow a fence on the raised pool deck along the northerly elevation with a maximum height of 17 feet 10 inches above grade. CEQA Status: *Categorically Exempt pursuant to Sections 15301, Class 1, of the California Environmental Quality Act (CEQA) Guidelines.*

BUSINESS ITEMS

1. Approval of the [February 11, 2020 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.*