



**AGENDA - Meeting of the Larkspur Planning Commission**  
**7:00 p.m., Tuesday, November 23, 2021**

**VIA TELECONFERENCE ONLY**  
Join the meeting at: <https://us06web.zoom.us/j/85150068378>

**Or Call In:**  
**+1 669 900 9128**  
**Webinar ID: 851 5006 8378**

*Daniel Kunstler, Vice Chair*

*Brock Wagstaff, Chair*

*Laura Tauber*

*Jeffrey Swisher*

*Natasha Chalmers*

The Larkspur Planning Commission meeting may continue to meet by teleconference, consistent with the Brown Act as amended by AB 361 (2021). Under the amended rules, the City will not provide a physical location for members of the public to participate in the teleconference meeting. Join or watch the meeting remotely by following the link or calling in to the number listed at the top of the agenda: <https://us06web.zoom.us/j/85150068378>

You may submit public comment remotely by:

1. Emailing [lk\\_planning@cityoflarkspur.org](mailto:lk_planning@cityoflarkspur.org). Any email, including any pictures or materials you wish to be presented to the Planning Commission, must be received no later than 4:00 PM on the date of meeting.
2. Select the "Raise Hand" icon in the Zoom meeting or dialing \*9 if calling into the meeting.

**ROLL CALL**

**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

**PLANNING DIRECTOR'S REPORT**

**PUBLIC HEARING ITEMS**

1. [PPA/TEXT 21-12; Amendment to Ordinance Nos. 972, 1004, and 1050; approving the Rose Garden Precise Development Plan \(File: PPA/DR 08-54\), and the Central Larkspur Specific Plan \(CLASP, adopted by Resolution 48/06; 51 Rose Lane through 65 Rose Lane Lots 22-29 of the Subdivision\); APN No's: 022-741-32, 33,34,35,36,37,38,39; Rose Lane Master Association, Applicant/Property Owners; PD \(Planned Development\) Zoning District.](#) The applicant is requesting to amend the following to reduce the required 50-foot building and impervious setback requirement (measured from the top-of-bank of the east-west reach of Larkspur Creek) to 25 feet from the top of bank. The existing requirement for a 50-foot setback from the top of creek bank for a primary residential structure will remain, except for Lot 22, to allow for existing minor encroachments by the main residence: 1) The governing Precise Development Plan as adopted under Ordinances No. 972, 1004 and 1050. Proposed amendments focus on Development Standards 4., 6., 10., 11, and 15 (including diagrams that depict the creek setback and natural buffers); 2) The Central Larkspur Specific Plan (CLASP), Standard 63 B. of Policy D-65, Natural Resource Protection Standards. *CEQA Status: The Central Larkspur Specific Plan Environmental Impact Report (CLASP EIR) was certified by the City Council in 2006. An Initial Study (IS) was prepared, and a Mitigated Negative Declaration (MND) was approved by the City Council in 2008 at the time the Preliminary*

*Development Plan for Subarea 3 was approved. An Addendum to the CLASP EIR has been prepared per CEQA Guidelines Section 15164.*

2. [FHE #21-33; Debra Lutske and Nancy Read; Applicant/Property Owners; 371 Via La Cumbre; Assessor's Parcel: 070-271-12; R-1 \(First Residential\) Zoning District.](#) The applicant is requesting a Fence Height Exception Permit for after-the-fact approval of a partially constructed wood fence located within the required 10-foot front yard setback. As proposed in the submitted plan, the partially constructed 6-foot wood fence would be modified with one section measuring 42 inches above the adjacent retaining wall and another section measuring 48 inches above grade behind the adjacent retaining wall. No fencing within the 15-foot site line triangle, required for the driveway at 359 Via La Cumbre, is proposed.

## **BUSINESS ITEMS**

1. [Approval of Minutes – October 26, 2021](#)
2. Planning Commissioners' Reports.

## **ADJOURNMENT**

**Time Limits for Public Presentation:** In the interest of time, the Planning Commission has established time limits. Public Hearings: applicants and /or appellants shall make their presentations within 10 minutes and will be allowed a 3-minute summation period. Public participation shall be limited to 3 minutes per speaker per topic. These time limits may be extended at the discretion of the Chair or otherwise waived by a majority vote of the Planning Commission [G.C. § 54954.3].

**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 on the City website by clicking on the provided links.

**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.