



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, May 9, 2017
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA

Mark Sandoval, Vice Chair

Daniel Kunstler, Chair

Laura Tauber

Monte Deignan

Todd Ziesing

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

CONSENT CALENDAR ITEMS

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 17-01: 5 Baltimore Avenue \(APN: 021-182-18\); Kathleen Helmerman, Polsky Perlstein Architects, Applicants; Cynthia Niven, Property Owner; R-1 \(First Residential\) Zoning District.](#) Request for Design Review approval to allow the demolition of an existing 705 sq. ft. detached carport/storage structure and construction of a new 790 sq. ft. detached two car garage and storage room, with a maximum height of 15 feet at the roof peak. **Note:** This application is continued from the March 28, 2017 meeting of the Planning Commission.
2. [UP/DR 16-28: 80 East Sir Francis Drake Boulevard \(APN: 18-172-12\); Sequoia Development Services on behalf of Verizon Wireless, applicants; 1700 California Street Owners, LLC; property owners; PD \(Planned Development\) Zoning District.](#) Request for the conditional use permit and design review permit approvals to allow the installation a rooftop cellular facility at 80 East Sir Francis Drake Boulevard to include: a) twelve panel antennas to project above the roofline and will be painted to match existing rooftop equipment; b) remote ratio units and surge suppressors inside of the rooftop parapet wall, below the roofline; c) support equipment located within a lease space inside the building; d) AC condenser units, located at the southwesterly rear corner of the building and screened within a lattice enclosure; e) a backup diesel generator with a 132 gallon fuel tank, located at the southwesterly side of the building, and screened within a CMU (Concrete Masonry) enclosure.

BUSINESS ITEMS

1. [General Plan Conformity Review for Larkspur's Capital Improvement Plan FY 2017/18.](#)
2. [Annual Progress Report for the Larkspur General Plan and Housing Element for calendar year 2016](#)
3. Commissioners Reports
4. Approval of minutes of Planning Commission meeting on [March 28, 2017](#) and [April 11, 2017](#).

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 Manager'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.*