



**Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, May 23, 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

1. [FHE 17-12: 73 Madrone Avenue \(APN: 021-112-02\); Anne and Brent Lowinger, Applicants/Property Owners; R-1 \(First Residential\) Zoning District.](#) Request for an amendment to FHE 16-56, approved by the Zoning Administrator on December 1, 2016, to include a vegetative shrub row along the front property line that would exceed the 42-inch height limit imposed under the previous approval. The Zoning Administrator has referred the requested amendment to the Planning Commission as authorized under LMC 18.06.030.
2. [PPA 16-44: 33 and 35 Drake's Cove Court \(Lots 22 and 23; APN 018-250-23 and -24\); Jeffrey Lawrence, Nuvera Homes, Applicant; Drake's Cove Ventures, LLC, Property Owners; PD \(Planned Development\) Zoning District.](#) Applicants are requesting approval of amend the Drake's Cove Precise Development Plan, prescribed under Ordinance No. 923 and subsequently amended Ordinance 947, with the following modifications to the project and development standards: 1) Replace the duet (duplex) unit type and floor plan on Lots 22 and 23 with two single-family homes; 2) Decrease the side yard setbacks from 6 feet to 5 feet on each lot; 3) Increase the floor area from 3,457 square feet to 4,170 square feet on Lot 22, and from 3,457 square feet to 4,630 square feet on Lot 23; 4) Increase the total floor area of all of the dwelling units in the development from 84,403 square feet to 86,289 square feet; 5) Increase the deck/terrace area from 938 square feet to 1,934 square feet on Lot 22 and from 938 square feet to 2,125 square feet on Lot 23; 6) Permit only guest parking space on Lot 23, where two are typically required; and 7) Eliminate the homeowner's association easement (HOAE) for common area landscaping on the frontage of Lot 22. Note: This is an advisory review only; amendment to the Ordinances No. 923 and 947 will require review and adoption of the City Council at a future date.

BUSINESS ITEMS

1. Commissioners Reports
2. Approval of [minutes of Planning Commission of May 9, 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.