



**Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, July 24, 2018
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA**

Todd Ziesing, Vice-Chair

Monte Deignan, Chair

Daniel Kunstler

Laura Tauber

Ignatius Tsang

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

1. [DR/SUP/V #17-57: 655 Magnolia Avenue \(APN 020-201-24\); Brad Eigsti, Imprints Landscape Architecture, applicant, Sarah and Lucas Voiles, property owners; R-1 \(Single Family Residential\) Zoning District.](#) Applicants are requesting the following permits to support proposed grading and landscape improvements at the front and rear of a historic single family residential property: 1) Design Review; 2) Slope Use Permit to allow grading of 64 cubic yards (51 CY of excavation, 13 CY of fill, and 38 CY of off-haul) to support creation of level yard area at the front and rear of the residence, on a lot with an average slope of 34%; and 3) Variance to allow a retained, filled yard area supported by a 3-foot high retaining wall in the front yard that encroaches 6 feet into the 20-foot front yard setback. *CEQA Status: Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.*

BUSINESS ITEMS

1. Commissioners' Reports
2. Approval of minutes of Planning Commission meeting on [June 26](#) and [July 10, 2018](#).

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.*