



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, August 28, 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

CONSENT CALENDAR

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.

- [SIGN/V #18-15: 2020-2060 Redwood Highway \(APN 021-261-22/23\); Cynthia Reese-Mckersie, applicant; Larkspur Real Estate partners/Blum Properties, property owners; R-1 \(Single Family Residential\) Zoning District.](#)** Applicants are seeking approval of the following permits to allow demolition of existing business center sign and construction of new business center monument sign at the Cost Plus Plaza: 1) Sign Review; and 2) Variance to sign standards to allow a new business center monument sign 20-feet in height and a total of 95 square feet of sign area, where 10-feet in height and 50 square feet of sign area are the maximums permitted by L.M.C. Chapter 18.60. *CEQA Status: Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines; minor alterations to existing structures.*
Recommendation: Approve subject to findings and conditions provided in report.
- [DR/FAR #18-26: 70 Frances Avenue \(APN 020-061-02\); Todd and Katherine Taber, applicants and property owners; R-1 \(First Residential\) Zoning District.](#)** Applicants are requesting the following permits is seeking approval of the following permits to allow construction of a new one-story addition to an existing single-family residence:: 1) Design Review; and 2) Floor Area Ratio (FAR) Exception to allow a total of 1,862 square feet and an FAR of 0.31, where 1,394 square feet and an FAR of 0.23 is the maximum allowed by code due to the slope of the lot. *CEQA Status: Categorically Exempt pursuant to Sections 15301 (e) Class 1 of the California Environmental Quality Act (CEQA) Guidelines; Minor additions to existing structures.*
- [DR/FHE: 18-04: 422 Alexander Avenue \(APN: 021-233-06\); Polsky Perlstein Architects, Applicant; George Persky, Property Owner; R-1 \(First Residential\) Zoning District.](#)** Applicant is requesting the following permits to allow construction of an approximately 1,500 sq. ft. two story addition at the northwesterly rear corner of an existing single story, single family residence, and to legalize an existing shrub row fence and driveway entry arbor that exceed the 42 inch height limit for fences in front yards: 1) Design Review of proposed additions; 2) Fence Height Exception Permit.

CEQA Status: Categorically Exempt pursuant to Sections 15301 (e) Class 1 of the California Environmental Quality Act (CEQA) Guidelines; Minor additions to existing structures.

4. **DR 18-34: 2801 Larkspur Landing Circle; Bldg. A (APN 018-191-01); Mr. Kenneth Holder, Holder Design on Behalf of “Design Within Reach”, applicant; Marin Country Mart LLC; property owners; PD (Planned Development) Zoning District.** The applicant is requesting design review approval of exterior remodeling of 2801 Larkspur Landing Circle (Building A) located in the Marin Country Mart Shopping Center (previously Asher Clinic). Exterior improvements include adding a horizontal cedar louvered screening around the exterior of the structure, replacing existing windows and doors, new exterior paint, an enclosed outdoor patio on the northwest corner of the building removal of the existing landscape island and restriping of parking spaces. *CEQA Status: Categorically Exempt pursuant to Sections 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines; Operation, maintenance and minor alterations to existing public or private structures or facilities.*

BUSINESS ITEMS

1. Commissioners’ Reports
2. Approval of minutes of [Planning Commission meeting on August 14, 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.*