



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, December 11, 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.*

1. [DR/CUP/HTR #18-46: 2401 Larkspur Landing Circle / Marin Country Mart – Building 4 \(APN 018-191-01\); BVC Architects on Behalf of Hog Island Oyster Co., applicants; Marin Country Mart LLC, property owner; PD \(Planned Development\) Zoning District.](#) Applicants are requesting the following permits to remodel and expand of the existing tenant space (formerly Togo's restaurant) by 156 square feet to accommodate a new 83-seat restaurant: 1) Design Review for exterior alterations; 2) Conditional Use Permit to allow outdoor dining for approximately 40 seats at the southerly and southwesterly elevations; and 3) Heritage Tree Removal Permit to allow the removal of two heritage-size red-flowering gum trees (*Corymbia ficifolia*) trees, measuring 73 and 95 inches in circumference. *CEQA Status: Categorically Exempt pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines.*

**Recommendation:** Approve subject to findings and conditions provided in report.

2. [DR/FHE: 18-43: 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 1,361 sq. ft. two-story addition at the northwesterly rear corner of an existing single story, single family residence, and to legalize an existing driveway entry arbor that exceeds the permitted size and height limit prescribed in LMC Section 18.16.090.C.2 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.*
3. [DR/FAR/SUP/V/HT #18-30: 50 Oak Road / Lot 3 of Oak Road Subdivision \(APN 021-037-14\); Pacific Design Group, applicant and property owner; R-1 \(First Residential\) Zoning District.](#)

Applicant is requesting approval of the following permits for proposed construction of a three-story single family residence on an undeveloped hillside property totaling 39,463 sq. ft. of lot area: 1) Design Review; 2) Floor Area Ratio Exception to allow construction of a residence totaling 3,688 sq. ft. with a 0.10 FAR where 1,847 sq. ft. and a 0.05 FAR is permitted by code; 3) Slope Use Permit to allow excavation totaling 88 cubic yards on a parcel with an average slope of 64%; 4) Variance to the 30-foot height limit to allow a three-story residence with a peak elevation of up to 44 feet 6 inches above grade; 5) Variance to the front yard setback to allow the proposed structure to be located nine feet from the front lot line where a setback of 20 feet is required by code; and 6) Heritage Tree (HT) Removal permit to allow removal of one 84-inch multi-trunked California Buckeye tree to accommodate the proposed home location. *CEQA Status: An Environmental Impact Report (EIR) was completed and adopted for the Oak Road Subdivision in compliance with the requirements of the California Environmental Quality Act and included mitigation measures to address potential environmental impacts of development of the single-family residential sites. The project complies with all required mitigation measures and no additional environmental review is required.*

## **BUSINESS ITEMS**

1. Planning Commissioners' Reports
2. Approval of minutes of [Planning Commission meeting on November 13, 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.*