



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, July 23, 2019  
Larkspur City Council Chambers  
400 Magnolia Avenue, Second Floor  
Larkspur, CA

Laura Tauber, Vice-Chair

Todd Ziesing, Chair

Brock Wagstaff

Ignatius Tsang

Daniel Kunstler

## ROLL CALL

## PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

## PLANNING DIRECTOR'S REPORT

## PUBLIC HEARING ITEMS

1. [DR/V/EX #18-54; 11 Ardmore Road \(APN: 021-122-05\); Christine Tyreus, Tyreus Design Studio, Applicant; Roberta and Peter Sherman, Owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to remodel an existing single-family residence, including conversion of the existing attached single car garage to living area with a 31 sq. ft. addition, a 54 square foot expansion into the crawl space (below grade) at the lower level, and construction of a new 286 sq. ft. detached single car garage for a total floor area (residence and garage) of 2,853 square feet: 1) Design Review (DR); 2) Variance (V) to the on-site parking standards to allow the retention of two on-site parking spaces where four on-site spaces are required; 3) Variance (V) to the front setback to allow a ground level addition of 31 square feet partially within the 20-foot front yard setback; 4) Exception Permit (EXC) to allow modifications to windows and door openings on nonconforming portions of the residence that encroach within the 20-foot front yard setback. *CEQA Status: Categorically Exempt pursuant to Section 15301, Class 31 of the Environmental Quality Act (CEQA) Guidelines.*

## BUSINESS ITEMS

1. [Approval of the June 25, 2019 draft meeting minutes.](#)
2. Planning Commissioners' Reports.

## 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.*