



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, March 10, 2020
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA

Ignatius Tsang, Vice-Chair

Laura Tauber, Chair

Todd Ziesing

Brock Wagstaff

Daniel Kunstler

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

1. [DR/FAR/SUP/V/HT 19-54; Pacific Design Group, Applicant/Property Owner; 65 Oak Road, Larkspur; Assessor's Parcel: 021-032-12; R-1 \(First Residential\) Zoning District.](#) Request for permits to construct a new three story single family residence on a 19,456 sq. ft. (net) vacant parcel: 1) Design Review (DR) of proposed architectural and site improvements; 2) Floor Area Ratio Exception (FAR) to allow a residence totaling 4,235 sq. ft. with a 0.218 FAR where 850 square feet and a 400 square foot garage are permitted by code; 3) Slope Use Permit (SUP) to allow grading of 351 cubic yards (273 cubic yards of cut, 78 cubic yards of fill, and 195 cubic yards of off-haul), on a parcel with an average slope of 53.7%; 4) Variance (V) to the 30-foot height limit to allow the proposed residence to reach 35 feet in height; 5) Variance (V) to the front yard setback to allow the proposed structure up to 5 from the front lot line where 20 feet is required by code; and, 6) Heritage Tree (HT) Removal permit to allow removal of five heritage sized trees (an 82 inch Bay Laurel, a 57 inch Coast Live Oak tree, two 119 inch Eucalyptus, and one 148 inch Bay Laurel due to being either flammable or hazardous trees.

BUSINESS ITEMS

1. [Adoption of conditions and findings of approval for application DR/FAR/V #19-47](#), requesting permits to gain approval of existing conditions and modify and repair a noncompliant pool deck structure, trellis and outdoor kitchen at 205 Birch Avenue (APN 021-214-192). Note: The Planning Commission acted to approve the application on February 25, 2020.
2. [Approval of the February 25, 2020 draft meeting minutes.](#)
3. 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.*