

LARKSPUR PLANNING COMMISSION
REGULAR MEETING MINUTES OF JUNE 12, 2018

The Larkspur Planning Commission was convened at 7:00 p.m. in the Council Chambers by Chair Deignan.

Commissioners Present: Chair Monte Deignan, Daniel Kunstler, Laura Tauber, Ignatius Tsang

Commissioners Absent: Todd Ziesing

Staff Present: Planning Director Neal Toft

OPEN TIME FOR PUBLIC EXPRESSION

There were no comments.

PLANNING DIRECTOR'S REPORT

- The General Plan Steering Committee Meeting regarding the Community Facilities and Services Element has been rescheduled for Tuesday, June 19th, at 6:30 p.m. in the Council Chambers.

PUBLIC HEARING ITEMS

1. **DR/FHE #18-07: 25 Wiltshire Avenue (APN: 021-192-05); Jose and Kate Tribuzio Owners/Applicants; R-1 (Single Family Residential) Zoning District. Applicant is seeking approval of the following permits to allow construction of new ground story and second story additions totaling 434 square feet to an existing single-family residence, and for new site work: 1) Design Review (DR); and 2) Fence Height Exception (FHE) to allow a 6-foot tall wood fence and pedestrian gate in the front yard setback. CEQA Status: Categorically Exempt pursuant to Section 15301(e) of the California Environmental Quality Act (CEQA) Guidelines.**

Planning Director Toft presented the staff report.

Chair Deignan opened the Public Hearing.

Mr. Brock Wagstaff, architect, made the following comments:

- The house is staying within the current footprint.
- The architecture will tie it together.
- The proposal conforms to current City guidelines.

Commissioner Kunstler asked if there was electrical and water service in the auxiliary unit. Mr. Wagstaff stated "yes". Commissioner Kunstler asked if the roof would be changed entirely. Mr. Wagstaff stated "yes". Commissioner Kunstler asked if a solar study had been performed to determine if it could accommodate solar panels. Mr. Wagstaff stated they plan to do that.

Chair Deignan asked if the front yard fence and the portion that returns to the house was the same height.

Ms. Kate Tribuzio, property owner, made the following comments:

- She has been working with the landscape architect.
- The driveway would be open (no gate).

- They plan to tier the front yard to level it slightly.
- The fence does not have to be six feet high. The main goal is to keep the dog in the yard and deer out of the yard.
- This is not a privacy issue as much as creating a barrier.
- She distributed a photograph of a fence on Madrone Road that they would like to replicate.
- The color palette would be similar to what exists.
- The depiction of stone pillars is simply an idea on how to end the fence. She actually pictured a simple stucco/cement clean line that would end the fence. She does not want massive pillars.
- The pillars would include a mailbox and lights. They would be about two feet wide.
- The gate would be wide with a pivot.
- She submitted letters of support.

Commissioner Tauber stated the two depictions of the fence styles do not match. The landscape architect stated they were not proposing a solid fence but rather something that could be seen through.

Commissioner Kunstler asked if they considered a post and cable style fence- they are very open. Ms. Tribuzio stated she wanted a clean and modern look.

Commissioner Tauber referred to the drawing on the upper left (“front entry gate” and a “gate fence elevation with a door”) and asked if this was around the side. Ms. Tribuzio stated one was off the driveway and one was off the street.

Commissioner Tsang asked about the fence on the side yard down below. Mr. Wagstaff stated they were keeping that existing fence.

Ms. Kevin Vazquez, Park Way, made the following comment:

- He has seen the plans- he loves the project.

Ms. Kevin Railey, Magnolia Avenue, made the following comments:

- He has reviewed the plans and has no issues.

Chair Deignan closed the Public Hearing.

Commissioner Tauber provided the following comments:

- The proposal makes sense- she can make the Design Review Findings.
- None of the additions are huge.
- The fence designs gave her some pause.
- She appreciates that they are opening up the driveway.
- She would like to be able to see through the fence.
- She can make the findings for the Fence Height Exception.

Commissioner Kunstler provided the following comments:

- He agreed with the comments made by Commissioner Tauber.
- He could make the Design Review Findings. The proposal is consistent with the guidelines.
- He likes the new color palette. It is consistent with other developments throughout town.
- The fence height rules were not random or arbitrary. The intent is to avoid the creation of “compounds”.
- He prefers the open fence design and lowering it about 6 inches.
- This is a very attractive application.

Commissioner Tsang provided the following comments:

- The design is modest.
- He can make the Design Review Findings.
- He shares the same concerns about the fence height.
- Larkspur was a welcoming, open community.
- The ability to see through the fence would make it seem less enclosed.
- He would support the fence design.

Chair Deignan provided the following comments:

- The proposal cleans up the additions that were added as years went by. The proposed additions are attractive and compatible.
- He could make the Design Review Findings.
- He does not have a firm idea of what the fence and/or pillars would look like.
- Small gaps do not make a transparent fence.
- He has seen large pillars and columns –we do not have exact numbers.
- He would like to see a drawing, to scale, of what the final fence would look like.
- It is vague and there has been a lot of commentary but nothing definitive.

Commissioner Tsang provided the following comments:

- He agreed with Chair Deignan.
- The pillars seem wide, imposing, and large.
- He would like to take a look at a drawing, to scale, of the fence and pillars.

Commissioner Kunstler provided the following comment:

- He agreed- he would like to see the drawings.

Chair Deignan suggested that a continuation may be in order to resolve the fence design.

Mr. Wagstaff asked if the Commission could approve the Design Review portion of the application and continue the Fence Height Exception. Chair Deignan stated “no, an application could not be bifurcated”. Ms. Tribuzio asked if they could withdraw the Fence Height Exception and bring it back at a later date.

Director Toft indicated that they could continue the matter or would need to take action on the applications before them. The Commission could deny the fence height exception and the applicants can either comply with the code or else apply for a new fence height exception at a later date. Based on the Planning Commission’s concerns, staff would likely bring a new fence height exception back to the Commission.

M/s, Tauber/Kunstler, motioned and the Commission voted 4-0 (Ziesing absent) to approve DR #18-07, and deny FHE (the Fence Height Exception) for 25 Wiltshire Avenue, based on the findings and conditions set forth in the staff report, with revised conditions as noted by staff.

Chair Deignan stated there was a 10-day appeal period.

BUSINESS ITEMS

1. Commissioners Reports

There were no reports.

2. Approval of minutes of Planning Commission meeting on May 22, 2018

M/s, Kunstler/Tauber, motioned and the Commission voted 3-0-1-1 (Ziesing absent, Tsang abstained) to approve the minutes from the May 22, 2018 meeting as submitted.

The meeting was adjourned at 7:43 p.m.

Respectfully submitted,
Toni DeFrancis,
Recording Secretary

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Larkspur Planning Commission on June 26, 2018.



Neal Toft, Planning Director