



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, June 25, 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

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 #19-20; 33 Locust Avenue \(APN: 020-243-31\); Keith Fontana, Applicant/Owner; R-3 \(Third Residential\) Zoning District.](#) Request for Design Review approval to construct a new second-story 126 square foot addition to an existing 3,366 square foot home, for a total floor area of 3,492 square feet. This results in an FAR of .54 where .60 is permitted by code. The proposed addition complies with all applicable zoning regulations. *CEQA Status: Categorically Exempt pursuant to Section 15301(e), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.*

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

PUBLIC HEARING ITEMS

2. [DR/H #19-18; 489 Magnolia Avenue \(APN: 020-061-05\); Richard Perlstein, Polsky Perlstein Architect, Applicant; Larkspur Garden LLC, Dennis Gilardi, Owner; SD \(Storefront Downtown\) Zoning District.](#) Request to remodel two second floor apartments, including: 1) enclosing a second floor roofed patio located at the northerly rear corner of the building; 2) remodeling the rear of this historic building, including partial reconstruction of the single story accessory storage structure and walk-in cooler, installation of new roof decks above the accessory structures, new entry stairway to second floor apartments, and new windows and siding (as needed) to match the existing building. **Note:** No alteration of the front building façade or ground story retail space is proposed. *CEQA Status: Categorically Exempt pursuant to Section 15331, Class 31 of the Environmental Quality Act (CEQA) Guidelines.*

BUSINESS ITEMS

1. [Adoption of findings for approval for application DR/V/EXC #19-09 at 5 Wiltshire Avenue \(APN: 021-192-02\)](#), requesting construction of ground story and second floor additions totaling 410 sq. ft., new opening within a non-conforming rear yard setback and to legalize an existing encroachment into the required covered parking space. The Planning Commission acted to approve this application on May 28, 2019.
2. [Approval of the minutes of Planning Commission meeting on May 28, 2019.](#)
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.*