

LARKSPUR PLANNING COMMISSION
REGULAR MEETING MINUTES OF JUNE 25, 2019

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

Commissioners Present: Chair Todd Ziesing, Laura Tauber, Ignatius Tsang

Commissioners Absent: Daniel Kunstler, Brock Wagstaff

Staff Present: Senior Planner Kristin Teiche

OPEN TIME FOR PUBLIC EXPRESSION

There were no comments.

PLANNING DIRECTOR'S REPORT

- The July 9th Commission meeting might be cancelled due to the lack of agenda items.
- Staff will be interviewing for the Assistant/Associate Planner position on July 12th. They hope to have someone on-board by August.

CONSENT CALENDAR ITEMS

1. **DR #19-20, 33 Locust Avenue (APN: 020-243-31); Keith Fontana, Applicant/Owners; 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 0.54 where 0.60 is permitted by code. The proposed addition complies with all applicable zoning regulations.**

Chair Ziesing asked if anyone had comments on this application. There was no response.

On the Consent Calendar, M/s, Tsang/Tauber, motioned and the Commission voted 3-0-2 (Kunstler, Wagstaff absent) to approve DR #19-20, 33 Locust Avenue, based on the findings and conditions set forth in the staff report.

Chair Ziesing stated there was a 10-day appeal.

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 corner of the building; 2) Remodeling the rear of this historic building, including partial reconstruction of the second story accessory storage structure and walk-in cooler, installation of new roof decks above the accessory structures, new entry stairways 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.**

Senior Planner Teiche presented the staff report.

Chair Ziesing opened the Public Hearing.

Mr. Richard Perlstein, architect, made the following comments:

- He discussed the project.

Commissioner Tsang asked if the two upper units would be vacant during construction. Mr. Perlstein stated the general contractor lives in the northern unit. He will renovate the southern unit, move into that unit, and renovate the northern unit.

Commissioner Tsang noted this was an extensive renovation and he asked if the status of the rental units would change. Mr. Perlstein stated “no”.

Chair Ziesing closed the Public Hearing.

Commissioner Tauber provided the following comments:

- She supported the project. It makes sense.
- Larkspur needs the housing stock.
- The proposal does not impact the historic nature of the building

Commissioner Tsang provided the following comments:

- He is glad to see this renovation- the stairs are in disrepair.
- He is glad nobody will be evicted during construction
- He supported the project.

Chair Ziesing provided the following comments:

- He agreed with the comments made by the other Commissioners.

M/s, Tsang/Tauber, motioned and the Commission voted 3-0-2 (Kunstler, Wagstaff absent) to approve DR/H #19-18, 489 Magnolia Avenue, based on the findings and conditions set forth in the staff report.

Chair Ziesing stated there was a 10-day appeal.

BUSINESS ITEMS

1. Adoption of Findings for Approval for Application DR/V/EXC #19-09, 5 Wiltshire Avenue, (APN 021-192-02) requesting construction of ground story and second floor additions totaling 410 sq. ft., new opening with 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

M/s, Tauber/Tsang, motioned and the Commission voted 3-0-2 (Kunstler, Wagstaff absent) to approve the Findings for Approval for Application DR/V/EXC #19-09, 5 Wiltshire Avenue.

2. Approval of the minutes of the Planning Commission meeting on May 28, 2019

M/s, Tsang/Tauber, motioned and the Commission voted 3-0-2 (Kunstler, Wagstaff absent) to approve the minutes from the May 28, 2019 meeting as corrected.

3. Planning Commissioners' Reports

There were no reports.

The meeting was adjourned at 7:12 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 July 23, 2019.

A handwritten signature in cursive script that reads "Kristin Teiche". The signature is written in black ink and is positioned above a horizontal line.

Kristin Teiche, Senior Planner