

LARKSPUR PLANNING COMMISSION
REGULAR MEETING MINUTES OF JULY 23, 2019

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

Commissioners Present: Acting Chair Laura Tauber, Daniel Kunstler, Ignatius Tsang,
Brock Wagstaff

Commissioners Absent: Chair Todd Ziesing

Staff Present: Planning Director Neal Toft
Senior Planner Kristin Teiche

OPEN TIME FOR PUBLIC EXPRESSION

There were no comments.

PLANNING DIRECTOR'S REPORT

- Staff has been preparing a lot of outreach regarding road paving projects. Madrone Road is undergoing a number of paving repairs and will be intermittently closed from Olive Street to Wilson Way for the next several weeks. The Public Works Department has the schedule of work.
- There will be a closure of the Bon Air Bridge in a few weeks for a five day period. It will be kept open for emergency vehicles. Notices will be forthcoming.
- St. Patrick's School has submitted an application to construct a two-story wing and a large basement below grade. Story poles will be installed for a limited period of time. Staff is in the process of preparing environmental documents. The project will come before the Planning Commission in about a month or two.
- The General Plan Steering Committee will be reviewing the Circulation Element and Land Use Element soon.

PUBLIC HEARING ITEMS

1. **DR/V/EXC #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 to encroach with the 20-foot front yard setback.**

Senior Planner Teiche presented the staff report.

Commissioner Tsang asked about the location of the garage and stated it seemed to be in the side yard setback. Senior Planner Teiche stated detached accessory parking structures were permitted

in the side and front yard setbacks. Commissioner Tsang stated putting the garage in that location would require the removal of two trees. Senior Planner Teiche stated they chose that location to avoid the Redwood trees. They are removing two non-heritage fruit trees.

Commissioner Tsang asked if the ceiling height of the ground floor bedroom conversion was less than seven feet. Senior Planner Teiche stated “no” and, referred to the section drawing of Sheet A3.1.

Commissioner Wagstaff stated backing out of the garage would be a problem and he asked about the turning radius. It would be very tight. Senior Planner Teiche stated the design was reviewed by the Public Works Department numerous times.

Acting Chair Tauber opened the Public Hearing to allow the property owner to speak.

Mr. Sherman, applicant, made the following comments:

- They currently use the parking space to simply back straight out. There is no turning radius being contemplated.
- There is enough clearance and they would not back into a tree.
- He pointed to the plans and explained how they would back out and make a turn to go onto the roadway.

Commissioner Wagstaff indicated he believed the design would present an issue when backing out. Planning Director Toft noted that the zoning code allows residential properties to have vehicles back out onto streets. Public Works does not typically require a turnaround unless it presents a hazardous condition, like backing down a really steep slope.

Commissioner Wagstaff asked why a two-car garage was not being proposed with access from the lane off Ardmore Ave. Senior Planner Teiche stated they tried to make it fit off the lane, but could not accommodate two cars in the driveway because of the increase in grade and location of the trees. They would have had to back into the neighboring property as well and they do not have an easement to propose this.

Commissioner Kunstler referred to Sheet A1.0 and asked if there was leeway to extend the asphalt to the north/northeast (hammerhead to the right of the existing garage) to provide better opportunity for maneuvering.

Mr. Peter Sherman stated they did not want to pave over a lot of the property given the number of Redwood trees.

Acting Chair Tauber closed the Public Hearing.

Commissioner Kunstler provided the following comments:

- The staff report accurately described this application as a “refresh” as opposed to something that fundamentally changes the property.
- He has no issue with the design.
- He is a bit concerned about the garage but backing out of a garage is permissible.
- It might be prudent to extend the asphalt a bit unless it endangers the trees.
- He could approve the variance for the on-site parking- it is a privilege granted to others in the neighborhood.
- He could support the Exception Permit for modifications to the windows.
- He supported the application.

Commissioner Wagstaff provided the following comments:

- He liked what they were doing to the house.
- He was concerned about the sharp turn that would need to be made while backing out of the driveway.
- He likes the use of pavers instead of asphalt.
- He could make the findings and support the application.

Commissioner Tsang provided the following comments:

- He could support the Exception Permit and the Variance to the front-yard setback.
- The siting of the garage is at an angle and a vehicle would back out in a somewhat contorted and difficult fashion. There might be a better way to site the garage.
- He wanted them to align the driveway perpendicular to the house.

Acting Chair Tauber provided the following comments:

- This is a minor addition that makes sense.
- She could support the Variance to the setback and the Exception Permit.
- It is a nice looking house and she could support the Design Review application.
- It was difficult to visualize the location of the garage without story poles.
- Backing out would be interesting but it was up to the applicant to figure out.
- There was a limited amount of street parking.
- She is in favor of the project.

M/s, Kunstler/Wagstaff, motioned and the Commission voted 4-0-1 (Chair Ziesing absent) to approve DR/V/EXC #18-54, 11 Ardmore Avenue, based on the findings and conditions set forth in the staff report.

Acting Chair Tauber stated there was a 10-day appeal period.

BUSINESS ITEMS

1. Approval of the June 25, 2019 draft meeting minutes

M/s, Tsang/Tauber, motioned and the Commission voted 2-0-3 (Kunstler and Wagstaff abstained, Chair Ziesing absent) to approve the minutes from the June 25, 2019 meeting as submitted.

2. Planning Commissioners' Reports

There were no reports.

The meeting was adjourned at 7:45 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 August 27, 2019.



Neal Toft, Planning Director