

LARKSPUR PLANNING COMMISSION  
REGULAR MEETING MINUTES OF NOVEMBER 12, 2019

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

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

Staff Present: Senior Planner Kristin Teiche

**OPEN TIME FOR PUBLIC EXPRESSION**

There were no comments.

**PLANNING DIRECTOR'S REPORT**

- Staff will be conducting interviews next Monday for the Associate Planner position.

**CONSENT CALENDAR**

1. **DR #19-43; 34 Laurel Avenue (APN: 021-074-07 & 08); Chris Kalos, Jensen Architects, Applicant; David and Ellen Turner, Owners; R-1 (First Residential) Zoning District. Request for Design Review (DR) approval to allow the enclosure of an existing, 100 sq. ft. roofed deck, located on the upper floor, at the northeasterly end of the residence. No expansion of the building footprint, or change to the existing setbacks are proposed.**

Chair Ziesing asked if anyone wanted to pull this item from the Consent Calendar. There was no response.

On the Consent Calendar, M/s, Tsang/Kunstler, motioned and the Commission voted 5-0 to approve DR #19-43, 34 Laurel Avenue, subject to the findings and conditions set forth in the staff report.

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

2. **DR #19-45; 2500 Larkspur Landing Circle (APN: 018-191-37); Eli H. Tuttle, Johnson Braun Inc., Applicants; CBM Hotels, LP, Owners; P-D (Planned Development) Zoning District. Applicants are requesting Design Review (DR) approval for a proposed exterior refresh of the Courtyard by Marriott hotel complex. Exterior modifications include replacement of the existing hipped roof port-cochere with a more modern flat roofed structure, new stonework accent wall, replacement of bay windows at front entry with a new flat storefront window system, removal of decorative "arch" trim and louvers throughout, new flat roofed vents. All improvements will match the existing color scheme.**

Chair Ziesing asked if anyone wanted to pull this item from the Consent Calendar. There was no response.

On the Consent Calendar, M/s, Tsang/Wagstaff, motioned and the Commission voted 5-0 to approve DR #19-43, 2500 Larkspur Landing Circle, subject to the findings and conditions set forth in the staff report.

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

**PUBLIC HEARING**

3. **DR/FAR/V #19-41; 97 Corte Del Bayo (APN: 022-273-30); David Waterhouse, Little John Construction, Applicant; Cary and Ashley Levine, Owners; R-1 (First Residential) Zoning District. As amended from the first hearing on October 22, 2019, applicant requests the following permits to allow extensive remodeling and approximately 960 square feet (reduced from 1,100) of second floor additions to an existing two story family residence: Design Review (DR); 2) Variance to the on-site parking standards to allow the retention of two on-site code compliant parking spaces where four on-site parking spaces are required because the value of the project will exceed 60% of the value of the existing structure.**

Senior Planner Teiche presented the staff report. She reported an FAR Exception is no longer required.

Commissioner Kunstler asked if the applicant would need to conform to the submitted plans if the Commission decides to approve the application. Senior Planner Teiche stated “yes- only minor modifications could be approved administratively”.

Commissioner Wagstaff had questions on the detailing of the house. He referred to the sections and stated the rafters appeared to be 2X6 but it is hard to tell what the fenestration is on the outside-fascia boards, OG gutters, etc. These are important details since the house is still big and bulky. He asked if there were trusses and how the vaulted roofs would be supported. He asked about the window and door trim- the plans were not clear.

Chair Ziesing opened the Public Hearing.

Mr. John Waterhouse, contractor, made the following comments:

- There is a 2X6 fascia board that runs around the house. It could be made larger.
- There will be a 5” gutter all the way around.
- The vaulted ceilings are 2X10’s.
- All the windows and doors will have a traditional 2X4 trim.

Chair Ziesing closed the Public Hearing.

Commissioner Wagstaff provided the following comments:

- The porch does not seem to have a support beam. It appears to have a lower slope than the rest of the roofs and “shoots by” the other roof that is angling on the end. The two roofs should be hipped together,
- He likes the fact that they have stepped the right side back.
- This is not a “farm house/modern” design.
- The hips at the garage bang into the second story- they could have bumped it back out and had a place for the hips to land.
- The dormer at bedroom #2 does not work.
- He likes the siding change.
- Whether or not this design will work will depend on the detailing.
- The house is close but he cannot support it as designed.
- There are a lot of things that the builder will need to solve in the field.

Commissioner Kunstler provided the following comments:

- He was troubled by the lack of definition in the plans.
- It would appear that the revisions satisfy most of the concerns voiced at the last meeting.
- He is inclined to support the application.

Commissioner Tsang provided the following comments:

- He agreed with Commissioner Wagstaff's concerns.
- It is helpful that the second floor recesses back three to four feet from the garage.
- Due to the lagoon in the back, the front setback is not the traditional twenty feet. It pushes the building up to the sidewalk.
- The gable roof accentuates the height of the building. A hipped roof would slope back from the front of the building and diminish the height.
- They added two bay windows to the upper floor over one of the bedrooms. These should be removed.
- He would put the entry in the middle of the porch, away from the side of the garage.
- The design looks a bit "messy". It is still bulky and "doing too much".
- The drawings do not show any trim.
- He cannot support the project.

Commissioner Tauber provided the following comments:

- They tried to respond to the comments made at the last meeting.
- They stepped things back and tried to mitigate the massive wall.
- This seems like a hasty design that was not completely thought through.
- This is not the most attractive design.

Chair Ziesing provided the following comments:

- The variance is easy to support.
- He referred to the Design Review application and stated they addressed the objections made at the last meeting.
- The FAR is no longer an issue.
- Much of the massing has been eliminated.
- He agreed that the plans might have been prepared in a hasty manner and the contractor might need to develop them as they go.
- He could support the application.

Commissioner Kunstler provided the following comments:

- Hopefully there will be plans submitted with more detail. He asked staff if they would make sure they comply with the spirit of the Commission's wishes. Senior Planner Teiche stated staff would look for conformance with the plans submitted tonight. The Planning Director would need to approve any minor amendments to the plans such as wider window trim or an amendment to the roof form.
- The Commission could impose a Condition of Approval regarding the trim but he did not want to design the house.
- He could support the application.

Commissioner Tauber provided the following comments:

- The applicant has done what the Commission told them to do.
- She could support the application.

M/s, Kunstler/Tauber, motioned and the Commission voted 3-2 (Tsang, Wagstaff voted no) to approve DR/V #19-41, 97 Corte Del Bayo, subject to the findings and conditions set forth in the staff report.

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

## **BUSINESS ITEMS**

### **1. Approval of the October 22, 2019 draft meeting minutes**

M/s, Tauber/Tsang, motioned and the Commission voted 5-0 to approve the minutes from the meeting of October 22, 2019 meeting as submitted.

### **2. Planning Commissioners' Reports**

Commissioner Wagstaff noted some of the drawings submitted to the Commission were not to scale. He asked staff to make sure that applicants submit a full set or half-set of plans.

Chair Ziesing asked if there were any rules regarding the use of artificial grass at a residence. Senior Planner Teiche stated from a Zoning perspective, large areas of artificial grass are not considered natural state. On a sloped property its use could exceed the permissible coverage and reduce the natural state to a point where it no longer complies. There is no natural state requirement on lots below a 10% slope.

The meeting was adjourned at 7:40 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 December 10, 2019.



---

Neal Toft, Planning & Building Director