

LARKSPUR PLANNING COMMISSION
REGULAR MEETING MINUTES OF JUNE 13, 2023

The Planning Commission was convened at 7:00 p.m. by Chair Chalmers.

Commissioners Present: Chair Natasha Chalmers, Liam Campbell, Jeff Swisher,
Brock Wagstaff, Max Williamson

Staff Present: Community Development Director Elise Semonian
Senior Planner Alex Othon
Associate Planner Jackie Oneal

2. OPEN TIME FOR PUBLIC EXPRESSION

There were no comments.

3. PLANNING DIRECTOR'S REPORT

- The City Council upheld the Planning Commission decision regarding 93 Magnolia Avenue and denied the appeal.

4. PUBLIC HEARING ITEM

- A. 388 Bretano Way; Greenbrae (Larkspur) APN: 070-233-32; Erin Scheuer, Applicant/Property Owner; R-1 (First Residential) Zoning District; PLN 23-0004. The applicant is requesting approval of the following permit to allow for the grading required to construct retaining walls, a deck, and other landscaping improvements in the rear yard and the construction of an unenclosed stairway in the easterly side yard of the residence: Slope Use Permit, Design Review**

Associate Planner Oneal presented the staff report. The neighbor at 380 Bretano Way had initial privacy concerns but was able to come to an agreement with the applicant that involves additional privacy screening (a small trellis). There were no questions from the Commission.

Chair Chalmers opened the Public Hearing.

Mr. Jessie Turcot, owner/applicant, made the following comments:

- They built the house in 2020.
- This is Phase II- a backyard improvement project.
- They are expanding the deck and adding a turf area.
- This is a hillside property so they need to install retaining walls.
- He spoke to the neighbor about the privacy concerns.
- There is a French drain around the perimeter.

Chair Chalmers closed the Public Hearing.

Commissioner Williamson provided the following comments:

- The project is well thought-out.
- He is glad an agreement was worked out with the neighbor.
- He could approve the project

Commissioner Swisher provided the following comments:

- The drainage is well designed.
- He likes the fencing.
- This is a great project.

Commissioner Wagstaff provided the following comment:

- He has no issues.

Commissioner Campbell provided the following comments:

- The project looks good and will add to the house.
- He is glad the privacy concerns were addressed.
- He supports the project.

Chair Chalmers provided the following comments:

- She agreed with the comments made by the other Commissioners.
- She can make the Design Review and Slope Use Permit Findings.

M/s, Williamson/Swisher, motioned and the Commission voted 5-0 to approve 388 Bretano Way, PLN 23-0004, based on the findings and conditions set forth in the staff report.

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

B. 239 Via Lerida, Greenbrae (Larkspur); APN 070-331-07; Dave Jochum, Applicant; Tom and Nancy Tuhtan, Owners; R-1 (First Residential) Zoning District. PLN 23-0021. The applicant is requesting approval of the following permits to allow for a 293 sq. ft. addition to the existing residence: Design Review, Floor Area Exception

Senior Planner Othon presented the staff report. There were no questions from the Commission.

Chair Chalmers opened the Public Hearing.

Mr. Dave Jochum, applicant, made the following comments:

- This is a straight-forward, simple project.
- They are adding a bit of square footage to the entry level.
- They are keeping the same materials and colors.
- They are meeting all the setbacks.

Chair Chalmers closed the Public Hearing.

Commissioner Campbell provided the following comments:

- This goes back to the discussion regarding the Floor Area Ratio (FAR) on a sloping lot. He would like to continue this discussion soon.
- This is a modest addition.
- The proposed FAR seems reasonable and in keeping with the rest of the neighborhood.
- He can make the Findings.

Commissioner Wagstaff provided the following comments:

- This is a nice solution to the house.
- The addition is not very impactful.

- The issue of FAR on slopes should be discussed.
- The proposal is modest relative to the rest of the neighborhood.

Commissioner Swisher provided the following comments:

- This is a small, legal non-conforming house built in the 1960's.
- This is a small addition.
- This is a nice, neat, compact addition. He likes it.

Commissioner Williamson provided the following comments:

- This is a low FAR relative to the neighborhood.
- This is a modest proposal.
- He agreed with the other Commissioners.

Chair Chalmers provided the following comments:

- She agreed with the other Commissioners.
- This is a logical addition- it makes sense.
- She can make the Findings for Design Review and the FAR Exception.

M/s, Campbell/Swisher, motioned and the Commission voted 5-0 to approve 239 Via Lerida, PLN 23-0021, based on the findings and conditions set forth in the staff report.

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

5. BUSINESS ITEMS

A. Approval of Minutes- May 23, 2023

M/s, Wagstaff/Campbell, motioned and the Commission voted 4-0-1 (Swisher abstained) to approve the May 23, 2023 minutes as submitted.

C. Planning Commissioners' Reports

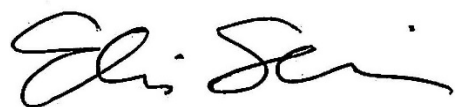
There were no comments.

The meeting was adjourned at 7:30 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 27, 2023.



Elise Semonian, Planning Director