



**Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, September 25, 2018
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA**

Todd Ziesing, Vice-Chair

Monte Deignan, Chair

Daniel Kunstler

Laura Tauber

Ignatius Tsang

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

1. [DR/FAR/SUP #18-33: 7 Palm Court, Larkspur \(APN 021-223-05\); Michael Yandle, applicant, Palm Court Trust, Leonard Rifkind, Trustee; R-1 \(First Residential\) Zoning District.](#) Applicants are seeking approval of the following permits to allow for the construction of a new partially-in-ground pool in the rear yard, site work, and an enclosed changing room on a 14,516 square foot parcel: 1) Design Review (DR); 2) Floor Area Ratio (FAR) Exception to permit adding 36 square feet of new floor area and an FAR of 0.21, where 0.07 is the maximum permitted by code; and 3) Slope Use Permit (SUP) to permit 109 cubic yards of grading (73 cubic yards of excavation and 36 cubic yards of fill) on a lot with an average grade of 43%. *CEQA Status: Categorically Exempt pursuant to Sections 15303, Class 1 of the California Environmental Quality Act (CEQA) Guidelines.*
2. [LLAV #17-35: 195 Marina Vista Avenue and 30 Chevy Chase Court, Larkspur \(APNS 021-152-21 and 24\); Michael Johnson, applicant; Michael Johnson and Erin Chun, property owners; R-1 \(First Residential\) Zoning District.](#) Applicants are seeking approval of a lot line adjustment to transfer an equal amount of land between two steeply sloped, legal lots of record to reconfigure the shape and boundaries of the two parcels in question. The proposed lot line adjustment is intended to correct encroachments of private improvements for 195 Marina Vista Avenue onto a portion of 30 Chevy Chase Court. Due to the proposed unusual, non-rectangular shape of the resulting lots, the applicants are requesting a variance to the parcel configuration requirements of Section 18.16.085 A. and B, requiring that property lines have, to the extent practicable, a regular, unbroken alignment and to maintain a rectangular shape. *CEQA Status: Exempt pursuant to Sections 15061 (B) (3) and Categorical Exemption 15301, Class 1 of the California Environmental Quality Act (CEQA) Guidelines*

BUSINESS ITEMS

1. Commissioners' Reports
2. Approval of minutes of [Planning Commission meeting on September 11, 2018.](#)

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.*