

LARKSPUR PLANNING COMMISSION  
REGULAR MEETING  
MINUTES OF AUGUST 26, 2008

The Larkspur Planning Commission was convened at 7:32 p.m. in the Larkspur City Council Chambers by Chair Young.

Commissioners Present: Chair Richard Young, Monte Deignan, Helen Heitkamp, Chris McCluney

Commissioner Absent: Jeff Stahl

Staff Present: Neal Toft, Senior Planner  
Anna Camaroata, Assistant Planner

### OPEN TIME FOR PUBLIC EXPRESSION

There were no comments.

### PLANNING DIRECTOR'S REPORT

- The City Council denied the appeal and upheld the Planning Commissions' decision on 3 Piedmont Avenue on a 4-1 vote.
- The City Council will hold a joint meeting with the Heritage Preservation Board at their regular meeting of September 3<sup>rd</sup> to review the Historic Inventory Update.

Commissioner Deignan had questions about the appeal of 3 Piedmont Avenue. Commissioner Heitkamp noted the City Council also struggled with that application.

### CONSENT CALENDAR

### PUBLIC HEARING ITEMS

1. **DR 08-26: 226 Monte Vista Avenue (AP 020-271-19). Ian Thompson, applicant; Theresa Rappazini, property owner. The project, consisting of the renovation and expansion of an existing 1,124 sq. ft., single-level residence, and alteration to an existing 224 square-foot detached shed for use as a single-car garage, was approved by the Planning Commission on August 12, 2008. Staff inadvertently omitted the following request for exception permit approval related to an increase in height within the nonconforming portion of the existing residence: (1) Exception Permit to change the existing hipped roof to a gable**

roof, resulting in a five-foot height increase within a portion of the existing residence that projects one foot into the required front yard setback. Previously approved permits include: (1) Design Review; and (2) Exception Permit to allow modifications to the exterior openings of a detached shed that is non-conforming due to its location one (1) foot from the side and rear property boundaries where five feet and three feet (respectively) are required by Code.

**Staff Recommendation: Conditional approval**

2. **DR/FAR/VAR 05-48: 15 Onyx Street (APN 21-185-12). Wagstaff Architects, applicants; Michael and Kristine Hahn, property owners. Request for an extension of time for the following permits to support the substantial demolition of an existing 1,616 sq. ft. two story residence on a 3,912 sq.ft. lot and construction of a new residence: (1) Design Review; (2) Floor Area Ratio (FAR) Exception to permit a 0.48 FAR where not more than 0.26 is permitted by code; (3) Variance to maintain the nonconforming 3'9" to 4'6" northerly side yard setback for new construction where a minimum of 5' is required; (4) Variance to maintain an existing 13' nonconforming front yard setback where 20' is required and construct a new porch roof 8'4" from the front property line where 14' is require; and (5) Variance to waive the on-site parking requirements of four parking spaces (one covered) and permit two uncovered parking spaces that partially encroach into the unimproved Onyx Street public right-of-way. No changes to the plan are proposed.**

**Staff Recommendation: Conditional approval**

3. **DR/FAR/V/FHE 08-39: 169 Marina Vista Avenue (APN 021-152-33). Anne Laird-Blanton, applicant; Robert Fisher & Patricia Marshall, property owners. Request for the permits listed below to allow the reconstruction of a non-conforming single-family residence that was destroyed by fire. The proposed reconstruction includes modifications to the original floor plans and building footprint, window openings within the nonconforming wall at the front of the residence, and the roofline, and installation of a new portion of a 6-foot high fence adjacent to the Marina Vista Avenue roadway and is, therefore, subject to the following permit approvals: (1) Design Review; (2) Floor Area Ratio (FAR) Exception to allow a 0.20 FAR where a 0.05 is the maximum FAR permitted by Code (LMC) due to the 50% average slope of the lot; (3) Variance to allow a 7'6" setback from the access easement line located at the front of the property, where a 20'-0" minimum setback is required by code; (4) Variance to allow a height of 45'-0" for the residence, where 30'-0" is the maximum height permitted by code; (5) Variance to allow two covered on-site parking spaces with no additional on-site guest parking, where four on-site spaces including one covered space is required by code; and (6) Fence Height Exception to allow a 6'**

**high fence within the front yard area, where 3'-6" is the maximum fence height permitted within the front yard area.**

**Staff Recommendation: Conditional approval**

- 4. DR/FAR/SUP 08-02: 89 Via La Cumbre (APN 070-233-18) Kevin and Bernadette Rudd, applicants/property owners. Request for the following approvals to allow construction of a 16-foot high, approximately 700 square-foot single-level addition along the rear façade of an existing single-family residence, resulting in a 2,657 square-foot residence on the 6,611 square-foot property; (1) Design Review; (2) Floor Area Ratio (FAR) Exception to allow a 0.40 FAR where a 0.30 is the maximum FAR permitted by Code (LMC) due to the 20% average slope of the lot; and (3) Slope Use Permit to allow 80 cubic yards of grading on a property with an average slope that exceeds 10 percent. Staff Recommendation: Continue to September 9, 2008 at the request of the applicant.**

On the Consent Calendar, M/s, McCluney-Heitkamp motioned and the Commission voted 4-0 (Stahl absent) to approve DR 08-26, 226 Monte Vista Avenue, and DR/FAR/V/FHE, 169 Marina Vista Avenue, based on the findings and conditions set forth in the staff reports, to approve the request for an extension of time for DR/FAR/V 05-48, 15 Onyx Street, and to continue DR/FAR/SUP 08-02, 89 Via La Cumbre, to the September 9, 2008 meeting.

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

## **BUSINESS ITEMS**

1. Commissioner's Reports

There were no reports.

2. Planning Commission Minutes of August 12, 2008

M/s Heitkamp-McCluney motioned and the Commission voted 4-0 (Stahl absent) to approve the August 12, 2008 minutes as submitted.

The meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Toni DeFrancis  
Recording Secretary