



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, March 24, 2015  
Larkspur City Council Chambers  
400 Magnolia Avenue, Second Floor  
Larkspur, CA

Laura Tauber, Vice-Chair

Todd Ziesing, Chair

Monte Deignan

Daniel Kunstler

Mark Sandoval

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**ROLL CALL**

**PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

**PLANNING DIRECTOR'S REPORT**

**PUBLIC HEARING ITEMS**

**CONSENT CALENDAR ITEMS**

*Please Note: Items listed here as Consent Calendar Items are considered routine and will be acted upon collectively by one motion adopting the Planning Department's recommendation unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Prior to the motion, the Chair of the Commission will ask if anyone wishes to remove an item from the Consent Calendar.*

1. [DR/H 15-04; 95 Laurel Avenue \(AP# 020-232-20\); Ken Linsteadt Architects, applicant; John and Sasha Larson, property owners; R-1 \(First Residential\) Zoning District.](#)  
Applicant is requesting approval for minor modification of the southerly basement level elevation of a historic residence. Modifications include excavation of soils to lower the finished floor and increase the basement ceiling height, new doors and windows. **Note:** This project was reviewed by the Heritage Preservation Board on March 12, 2015.
2. [DR/FAR 14-26 \(AMEND\); 106 William Avenue \(AP# 021-104-27\); Geoffrey Butler, applicant; House Properties 77 LLP, property owners; R-1 \(First Residential\) Zoning District.](#) Request for an amendment to a previously approved application for the following permits to allow demolition of an existing 1,525 square foot, single family home and construction of a new 2,892 square foot, two-story home on a 6,429 square foot lot: 1) Design Review; and 2) Floor Area Ratio Exception to allow an FAR of 0.45 where a maximum 0.40 is allowed. **Note:** This application was initially approved by the Planning Commission on their regular public hearing of October 14, 2014. The purpose of the application is to provide accurate story poles and to implement modifications required as conditions of approval. As a result of the corrected story pole locations, the second story rear deck projection has been reduced from 6'-1/2" to 3'-6".
3. [DR/H 14-50; 143 Madrone Avenue \(AP# 021-082-10\); Keith Fontana, applicant/property owner; R-1 \(First Residential\) Zoning District.](#) Applicant is requesting permits to move the structure to correct an encroachment on the neighbors lot, rehabilitate the historic residence, add an approximately 60 sq. ft. second floor addition at the south (rear) elevation, and add a new westerly facing roof dormer to allow conversion of the attic to a bedroom. **Note:** This project was reviewed by the Heritage Preservation Board on March 12, 2015.

4. [DR/EXC 14-57: 45 Corte Del Bayo \(AP# 022-273-40\); Jeff Gustafson, applicant; Michael and Deborah Dean Revocable Trust, property owner; R-1 \(First Residential\) Zoning District.](#)

Request for the following permit approvals to allow substantial remodeling and 197 square-feet of additions to an existing single-family residence, and construction of a new 15-foot high, 436 square-foot detached guest cottage with an attached, partially enclosed, 213 square-foot covered patio: 1) Design Review; and 2) Exception Permit to allow alteration to doors and windows located within existing non-conforming setbacks along the east and south facades of the dwelling.

## **BUSINESS ITEMS**

1. Community Facility Design Process Update. A presentation by the Public Works Director on the on-going process for the design of the Community Facility Parcel project.
2. Commissioners Reports
3. [Approval of minutes of Planning Commission meeting on March 10, 2015](#)

**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 Manager'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 City Clerk at 927-5002 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.*