



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, April 28, 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

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/FAR/SUP 15-08; Joseph Farrell, Architect, Applicant; Scot and Donalyn Hellar, Owners; 352 Via La Cumbre, Greenbrae; Assessor Parcel: 070-273-05; R-1 \(First Residential\) Zoning District.](#) The applicant is requesting the following permits to allow conversion of a crawl space to a new lower level totaling 727 square feet, increasing the existing 2,321 square foot residence to 2,958 square feet: 1) Design Review of exterior improvements; 2) Floor Area Ratio Exception to allow an FAR of 0.39 where 0.16 is permitted by code; and 3) Slope Use Permit to allow excavation of 118 cubic yards of earth to improve the crawl space to living area.

Recommendation: Conditional Approval

2. [DR/SUP #15-02; Nora Frei Design, Applicant; Kenneth and Johanna Kecskes, Owners; 88 Cedar Avenue, Larkspur; Assessor Parcel: 020-201-16; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to improve an existing single family residence on a lot with an average grade of 51%: 1) Slope Use Permit to allow site grading of up to 120 cubic yards (110 cu. yds. cut and 10 cu. yds. fill) to lower the basement floor, create new patios around the North and South sides of the residence and replace an existing exterior yard stairway; and 2) Design Review of exterior modifications to the existing residence and site.

BUSINESS ITEMS

1. Commissioners Reports
2. [Approval of minutes of Planning Commission meeting on April 14, 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.*