



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, June 9, 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

1. [PD-Prec \(Amend\) 15-16: Rose Garden Residential Development \(APN 022-741-01 thru 022-741-43\); Brian Olin / New Home Company applicant; Larkspur Landing 8 Owner, LLC, property owner.](#) Request to amend the Precise Development Plan application No. 08-54 approval and Ordinance No. 972 to reduce the required 50-foot building and impervious setback requirement for lot 27 (55 Rose Lane) of the Rose Garden Residential Development (APN #022-741-01 thru 022-741-43). The applicants are requesting a minimum setback of 48.8 feet for the main building with a 45-foot setback for a 13.5-foot wide portion of the building footprint from the top-of-bank of the east-west reach of Larkspur Creek. Note: Amendment to Ordinance No. 972 will require review and adoption of the City Council, which is scheduled for June 17, 2015.

## BUSINESS ITEMS

1. [Adopt Findings of Denial for Application DR/SUP/HT/FHE 14-60: 127 Pepper Avenue;](#) Hillary Culhane, Applicant and Property Owner; Assessor's Parcel: 021-231-21; R-1 (First Residential) Zoning District.
2. Commissioners Reports
3. Approval of minutes of [Planning Commission meeting on May 26, 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.*