



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, June 23, 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/EXC 15-10; Michael Hahn, Applicant and Property Owner; 15 Onyx Avenue, Assessor's Parcel: 021-085-12; R-1 \(First Residential\) Zoning District.](#) Request for the following permits for both interior and exterior modifications to an existing 1,558 square-foot two-story home to raise the dwelling 3 feet in height in order to convert the basement to livable floor space, thereby increasing the floor area of the dwelling by 198 square feet: 1) Design Review; 2) Floor Area Ratio Exception to increase the dwelling to 0.45 FAR (or 1,756 square feet) where a 0.26 FAR (or 1,017 square feet) is the maximum permitted due to lot slope; and c) Exception permit to increase the height of the structure and install new doors and windows within the non-conforming north side yard setback of 3'-9" where 5 feet is the minimum required and the non-conforming front setback of 12 feet where 20 feet is the minimum required.
Recommendation: Conditional Approval

1. [APPEAL OF ADMINISTRATIVE DECISION RELATED TO APPLICATION DR 14-58: 600 Magnolia Avenue \(022-110-33\); Ronny G. Clausner, Miller Starr Regalia / Frontier Real Estate Investments, Inc., Appellants; James Shively, Stantec Architecture Inc., applicants; MASH Petroleum Inc., property owners.](#) An appeal of Planning Director's decision pursuant to Larkspur Municipal Code (LMC) §2.50.100.B, contesting the City's determination that the project is subject to review under the California Environmental Quality Act (CEQA). The Planning Department has requested this information in the processing of application DR/SIGN/VAR/HT #14-58; a request for design review, sign variance, and heritage tree removal approval to allow demolition of a gas station and removal of underground storage tanks (USTs) and construction of a new bank.

BUSINESS ITEMS

1. Commissioners Reports
2. Approval of [minutes of Planning Commission meeting on June 9, 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.