



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

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## ROLL CALL

## PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

## PLANNING DIRECTOR'S REPORT

## PUBLIC HEARING ITEMS

1. [DR/FAR/VAR/HTR 15-21; 432 William Avenue \(AP #021-212-18\); Pacific Design Group, Applicant; Laura and Jeremy Gray, Property Owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow demolition of an existing one-story residence with a single-car attached garage, and construction of a new two-story single-family residence with a single-car attached garage: 1) Design Review; 2) Floor Area Ratio (FAR) Exception allow a total floor area of 2,567 square feet (0.44 FAR) where 2,310 square feet (0.40 FAR) is the maximum permitted by code; 3) Variance to allow three (3) off-street parking spaces where four (4) are required by Code; and 4) Heritage Tree Removal Permit to allow removal of one heritage-sized Liquid Amber tree in the rear yard area and one heritage-sized multi-trunk Portugal Laurel in the front yard to allow for construction of the new building footprint and rear patio and the new driveway.
2. [DR 14-66; 41 Hillcrest Avenue \(AP #022-033-44\); Robert Wilkinson, Applicant; Nicholas and Sarah Wilsey, Property Owners; R-1 \(First Residential\) Zoning District.](#) Request for Design Review approval to allow substantial demolition and reconstruction of an existing single-family dwelling. The proposed project includes approximately 960 square feet of additions, result in a 4,040 square foot single family residence, including an attached 632 square-foot two-car garage. The proposed dwelling would be approximately 28' 5" high above grade and also includes an approximately 745 square-foot basement that is not included in the floor area ratio (FAR) calculation.
3. [DR/V/H 15-31; 234-286 Magnolia Avenue \(AP #021-104-34\); Douglas Mighell, Applicant; West Shore Investments, LLC, Property Owners; GD \(Garden Downtown\) Zoning District.](#) Request for the following permits to allow exterior remodeling of the existing retail shops, including refurbishing existing historic storefronts, installation of new storefronts, new rear yard deck, storefront awnings, site landscaping and handicapped accessible lift: 1) Design Review; 2) Historic Preservation Review; and 3) Variance to Parking standards to permit the removal of six (6) on-site parking spaces located on the property frontage and to add and re-align parking spaces in the rear parking lot that do not strictly comply with dimensional parking standards of Chapter 18.56., and to allow three tandem parking spaces. Note: The project would provide new standard curb, gutter, and sidewalk allowing for three (3) new on-street parking space along the Magnolia Avenue frontage.
4. [DR 15-18; 1 Murray Lane \(AP #020-031-14\); Polsky Perlstein Architects, Applicant; Chad and Leah Solter, Property Owners; R-1 \(First Residential\) Zoning District.](#) Request for Design Review approval for a proposed 5,835 sq. ft., two story, single family residence (including garage) to be located on a 20,765 sq. ft. vacant lot. As designed, this project results in a Floor Area Ratio of 0.28 where 0.40

is the maximum that may be permitted. Additional amenities include an in-ground pool, extensive landscaping, and circular driveway.

## **BUSINESS ITEMS**

1. Commissioners Reports
2. Approval of [minutes of Planning Commission meeting on June 23, 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.*