



AGENDA – Regular Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, August 25, 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

1. [DR/H/FHE15-19; 5 Murray Lane \(AP #020-031-13\); Polsky Perlstein Architects, Applicant; Chad and Leah Solter, Property Owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to relocate and restore an existing 1,277 sq. ft. historic residence and construct 2,335 square feet of ground story additions, including a detached garage and a new circular driveway and landscaping: 1) Design Review for remodel and additions to Single Family Dwelling; 2) Design review for a decorative cupola to exceed the 15-foot height limit for accessory structures; 3) Historic Review for alterations to a historic resource; and 4) Fence Height Exception for a 6-foot high wood frame, wire fence to be located in the front yard setbacks of both the Estelle Avenue and Murray Lane frontages, where no more than 42 inches in height is permitted.
2. [DR/FAR/VAR/SUP 15-07; 272 Madrone Avenue \(AP #021-063-16\); Terry and Edward Rogan, Applicants and Property Owners; R-1 \(First Residential\) Zoning District.](#) Request for the following approvals to allow remodeling and addition of approximately 294 square feet of floor area to an existing single-family residence: 1) Design Review; 2) Floor Area Ratio Exception to allow a total floor area/FAR of 2,560 square feet where a maximum house size of 850 square feet and up to 400 square feet of garage area is permitted by code due to the 50 percent average slope of the lot; 3) Parking Variance to allow maintenance of an undersized two-car garage, where a minimum of four off-street parking spaces (including one covered space) are required by code; 4) Setback Variance to allow maintenance of non-conforming setbacks along the right (east) side and rear (north) elevations of the existing residence; and 5) Slope Use Permit (SUP) to allow approximately 95 cubic yards of cut and fill on the site, including 82 cubic yards of cut within the existing understory area and approximately 13 cubic yards of fill between the existing residence and elevated wood deck.

BUSINESS ITEMS

1. Commissioners Reports
2. [Approval of minutes of Planning Commission meeting on August 11, 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.