



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, March 8, 2016
Central Marin Police Authority
250 Doherty Drive, Community Meeting Room
Larkspur, CA
(Note: Special Meeting Location)

Daniel Kunstler, Vice Chair

Laura Tauber, Chair

Todd Ziesing

Mark Sandoval

Monte Deignan

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

BUSINESS ITEMS

1. [Adopt Findings of Approval for Application DR/SUP/V/FAR/EXC 15-22: 577 Magnolia Avenue \(AP #020-252-06\)](#); Marty Zwick, applicant; Stan Pomichter and Stanley Grey, Property Owners; R-1 (First Residential) Zoning District.
2. [Review and grant a Conditional Certificate of Compliance for a vacant undeveloped parcel: COC 15-62; 0 Summit Drive; APN: 021-250-13](#); Anthony Marinelli, Applicant; Task Mortgage and Investment Group, Inc., Property Owner; Zoning District - RMP (Residential Master Plan); General Plan Designation – Open Space.
3. Commissioners Reports
4. [Approval of minutes of Planning Commission meeting on February 9, 2015](#)

PUBLIC HEARING ITEMS

1. [DR/FAR/V #15-59; Eric Layton, Patriarch Architects, Applicant; Kristin Bennett, Owner; 8 Alexander Avenue, Larkspur; Assessor's Parcel: 021-181-186](#); R-1 (First Residential) Zoning District. The applicant is requesting approval of permits to allow substantial remodeling and new additions totaling 1,147 sq. ft to an existing 1,370 sq. ft., single story, single family residence, including 1) Design Review; 2) Floor Area Ratio Exception to increase the floor area ratio (FAR) from 1,370 sq. ft. and a 0.23 FAR to 2,517 sq. ft. and a 0.42 FAR. 3) Variance to the side yard setback to permit new improvements with a 3-foot side setback where 5 feet is required; 4) Variance to required parking to allow the provision of two uncovered parking spaces where four are required (one covered) for the substantial renovation and remodeling of a single family structure.

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.