



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, April 12, 2016  
Larkspur City Council Chambers  
400 Magnolia Avenue, Second Floor  
Larkspur, CA

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**

**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/V/FHE 15-49: 150 Magnolia Avenue \(AP# 021-116-05\); Jason & Katie Zwarg, applicants and property owners; R-1 \(Single Family Residential\) Zoning District.](#)

Request for approval of permits to allow a main floor addition and remodel and construction of a 667 square foot upper level addition resulting in a 3,066 square-foot single family residence on a 7,874 square-foot property: 1) Design Review; 2) Variance to requirement for a covered parking space; 3) Variance to allow an outdoor kitchen and wood trellis structure to be located within the required 5-foot side yard setback; and 4) Fence Height Exception to permit a wall up to eight (8) feet in height to be located within the side yard setback where six (6) feet is the maximum permitted height. **Note:** This item is continued from the March 29, 2016 meeting of the Planning Commission.

**Recommendation:** Conditional Approval

2. [DR/V/HTR 15-63: 102 Riviera Circle \(AP# 022-203-03\); Wagstaff Rogers Architects, applicants; Kevin Hakman, property owner; R-1 \(Single Family Residential\) Zoning District.](#)

Request for approval of permits to allow demolition of a non-conforming garage, construction of new garage and two-story addition, totaling 844 square feet of new floor area on an existing 3,696 square foot single family residence, and to legalize a non-conforming tree house located within a heritage-size tree: 1) Design Review; 2) Variance to allow garage within 15-foot rear yard setback; 3) Variance to allow accessory treehouse structure within 3-foot rear yard setback for accessory structures; 4) Variance to allow accessory tree house structure to exceed 15-foot height limit for accessory structures; 5) Heritage Tree Permit to alter a 80-inch circumference Eucalyptus tree to accommodate the treehouse structure. **Note:** This item is continued from the March 29, 2016 meeting of the Planning Commission.

**Recommendation:** Conditional Approval

3. [DR/FAR 15-65: 61 Ardmore Avenue \(AP# 021-122-03\); Eric Layton, Patriarch Architecture, applicant; Robert and Beth Block, property owners; R-1 \(Single Family Residential\) Zoning District.](#) Request for approval of permits to allow substantial remodeling, including addition of roof dormers (no increase in roof elevation), and new ground floor and second story additions totaling 869 sq. ft. sq. ft. to an existing 2,652 sq. ft., two story, single family residence: 1) Design Review; and 2) Floor Area Ratio Exception to permit a new second floor and ground level additions. As proposed, existing floor area would increase from 2,652 sq. ft. and a 0.20 FAR to 3,564 sq. ft. and a 0.28 FAR where .19 and 2,435 sq. ft. is permitted due to the slope of the lot.

## **BUSINESS ITEMS**

1. Commissioners Reports
2. Approval of [minutes of Planning Commission meeting on March 29, 2016](#)

**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.*