



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, May 10, 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.

- DR/VAR #16-12: 17 Frances Avenue (AP# 020-063-01); Tansem McCracken, applicant and property owner; R-1 (Single Family Residential) Zoning District.** Request for approval of the following permits to allow a small addition to a non-conforming detached accessory structure on a property developed with a single-family residence: 1) Design Review; and 2) Variance to allow construction of a 48 square-foot addition on a detached accessory structure with a street side yard setback from 0.75 feet to 1.1 feet, where 10 feet is the minimum street side yard setback required by code.
Recommendation: Conditional Approval
- DR/VAR #15-52; 133 King Street (AP #021-101-05); Michael Harlock, A.I.A., applicant; Kathleen Rogers, property owner; R-3 (Third Residential) Zoning District.** Request for approval of permits to allow construction of a new residence to replace an existing non-conforming residence that was destroyed in a fire: 1) Design Review; 2) Variance to allow construction of a single-family residence with an approximately 10-foot front yard setback and 9-foot rear yard setback, where 15-foot front and rear yard setbacks are required by the governing R-3 Zoning District Standards; 3) Variance to required parking to allow construction of a single-family residence with no off-street parking, where four spaces (including one covered space) is required by code.
- DR/FAR/EXC #15-47; 22 Heather Way (AP #021-201-08); Pacific Deign Group, applicants; Andrew and Allison Revell, property owners; R-1 (First Residential) Zoning District.** Request for approval of the following permits to allow proposed ground story renovations and rear addition to an existing 1,565 square foot single family residence and an 832 square foot upper floor addition, resulting in a 2,502 square foot residence on a 5,500 square foot lot: 1) Design Review; 2) Floor Area Ratio Exception to allow an FAR of .45 where .40 FAR is the maximum allowable by code; 3) Variance

to required parking to allow one covered and two uncovered spaces, where four are required; and 4) Exception Permit to retain a non-conforming front yard setback.

BUSINESS ITEMS

1. Commissioners Reports
2. Approval of minutes of [Planning Commission meeting on April 26, 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.*