



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, May 24, 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

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## 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/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. (*Continued from May 10, 2016*)

**Recommendation: Conditional Approval**

2. [DR/FAR/V #16-11; 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 918 sq. ft. (reduced from 931 sq. ft) to an existing 1,370 sq. ft., single story, single family residence, including 1) Design Review; 2) Variance to the side yard setback to permit new improvements with a 3-foot side setback where 5 feet is required; 3) 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. (*Continued from April 26, 2016*)

## BUSINESS ITEMS

1. Commissioners Reports
2. Approval of [minutes of Planning Commission meeting on May 10, 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.*