



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, June 14, 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

1. [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 772 square foot upper floor addition, resulting in a 2,422 square foot residence on a 5,500 square foot lot: 1) Design Review; 2) Floor Area Ratio Exception to allow an FAR of .44 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.

**Note:** This item was continued from the May 10, 2016 Planning Commission meeting.

## BUSINESS ITEMS

1. [Review of proposed color change for the mixed use \(commercial & residential\) project located at 285 Magnolia Avenue.](#)
2. Commissioners Reports
3. [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.*