



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, September 27, 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/UP 15-40; 575 Magnolia Avenue \(AP #022-033-16\); Max Chrome Architecture, Applicant; 575 Sir Francis Drake Boulevard, LLC, Owner; C-2 \(Commercial\) Zoning District.](#) Request for the following permit approvals to allow construction of a 382 square-foot addition at the southeast (rear, right) corner of the existing building currently occupied by an outpatient surgical center and to allow a medical/surgical use within an approximately 2,616 square-foot portion of the existing structure that was previously occupied by a bank; 1) Design Review; and 2) Conditional Use Permit. **Recommendation:** Conditional Approval
2. [FHE 16-20: 11 Willow Avenue \(AP# 020-241-21\); Nick & Joanne Desin, applicants and property owners; R-1 \(First Residential\) Zoning District.](#) Applicants are requesting post-facto approval for a **Fence Height Exception** to legalize a wood-frame trellis and wood siding built without permits on the six-foot side yard setback, reaching a maximum height of approximately 14 feet above grade and incorporating a vegetative row of shrub and tree plantings greater than six (6) feet in height along the side property line.
3. [DR/FAR/SUP/HTR/V/EXC 15-61; 75 Francis Avenue; \(AP# 020-062-03\) Aurora Morris Applicant; Carlo Khatchi, Property Owner; R-1\(First Residential\) Zoning District.](#) The applicant is requesting approval of the following permits to allow substantial demolition and renovation of an existing single-family dwelling to construct a new two-story residence, as well as renovations and expansion of an existing garage with a nonconforming second unit on the second floor of an accessory garage structure: 1) Design Review; 2) Floor Area Ratio (FAR) Exception to allow a .29 FAR where code permits a .22 FAR; 3) Slope Use Permit to allow excavation and off-haul of 70 cubic yards of earth on a lot with an average grade of 28%; 4) Heritage Tree Removal Permit to allow removal of 4 heritage-sized trees; 5) Variance to allow expansion of a

nonconforming second unit, built prior to September 3, 1983; 6) Exception Permit to retain a portion of the existing main residence located within the required 20-foot front yard setback.

BUSINESS ITEMS

1. [Adoption of Findings and Conditions of Approval for Application DR/H/UP 16-37: 286 Magnolia Avenue; Fabrizio Laundati / Douglas Mighell, applicants; Westshore Investments LLC, property owners; GD \(Garden Downtown Commercial\) Zoning District.](#) This application was previously heard on September 13, 2016.
2. Commissioners Reports
3. Approval of minutes of Planning Commission meeting on [September 13, 2013](#).

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.