



**Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, October 11, 2016  
Larkspur City Council Chambers  
400 Magnolia Avenue, Second Floor  
Larkspur, CA**

*Daniel Kunstler, Vice Chair*

*Laura Tauber, Chair*

*Todd Ziesing*

*Monte Deignan*

*Mark Sandoval*

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## **ROLL CALL**

## **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

## **PLANNING DIRECTOR'S REPORT**

## **PUBLIC HEARING ITEMS**

1. [DR #16-26; 552-556 Magnolia Avenue \(APN: 020-254-13\); Ms. Erin Hurley, Larkspur Bike and Bean, Applicant; Ettefagh Family 2012 Living Trust, Maryam Ettefagh Revocable Trust, Shahrohk Nazari, Property Owners.; SD \(Storefront Downtown\) Zoning District.](#) The applicant is requesting Design Review approval for various existing and proposed outdoor storage structures and amenities at 553 and 556 Magnolia Avenue, at the easterly side of the retail structures, facing toward the public multi-use pathway and serving following businesses: King of the Roll and Larkspur Bike and Bean. CEQA Status: Categorically Exempt pursuant to Sections 15303 and 15304 of the California Environmental Quality Act (CEQA) Guideline.
2. [DR/VAR/EXC #16-34; 254 W. Baltimore Avenue \(APN: 021-112-23\); Heather Wright, OXB Studio, Applicant; Schermco, Inc., Applicant; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow partial demolition, major interior remodeling and two story addition resulting in an overall expansion of 926 square feet to the existing 1,564 square-foot single family residence: 1) Design Review; 2) Variance to permit an 11-foot, 8-inch setback from the rear easement line, where 20 feet is required; and 3) Exception Permit to 42.5 linear feet of an existing non-conforming wall and eave overhang to continue to encroach into the 5-foot east side yard setback.

## **BUSINESS ITEMS**

1. [Adoption of Findings of Denial for application DR/FAR/SUP/HTR/V/EXC #15-61; 75 Francis Avenue; \(APN: 020-062-03\) Aurora Morris Applicant; Carlo Khatchi, Property Owner; R-1\(First Residential\) Zoning District. This application was previously heard on September 27, 2016.](#)
2. Commissioners Reports
3. Approval of [minutes of Planning Commission meeting on September 27, 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 Planning and Building Department staff at 927-5038 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.*