



Special Meeting of the Larkspur Planning Commission
7:00 p.m., Wednesday, November 9, 2016
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA

(Note: Special Meeting Date has been Moved from Tuesday)

Daniel Kunstler, Vice Chair

Laura Tauber, Chair

Todd Ziesing

Monte Deignan

Mark Sandoval

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 16-45; 55 Chanticleer Avenue \(AP #022-261-16\); Jessica Smith, Polsky Perlstein Architects, Applicant; Sonya and Greg DeForrest, Owners; R-1 \(First Residential\) Zoning District.](#) Applicant is requesting Design Review approval to allow remodeling and a total of approximately 518 square feet of additions that would be located along the east (front) and north (right) sides of the existing single family residence.
Recommendation: Conditional Approval

2. [FHE/HT #16-32; 280 Wilson Way \(APN: 021-271-16\); Ms. Gayna Buranelli, Shades of Green Landscape Architects, Applicant; Laura Murcek, Property Owners.; R-1 \(First Residential\) Zoning District.](#) The applicant is requesting a Fence Height Exception and Heritage Tree Removal Permit to install an attached deck on the south side of the residence, enclosed with a 6-foot tall glass fence that will measure 10'3" to 12'3" above grade. Design includes removal of one 50 inch circumference coast live oak located at the southwesterly front corner of the residence. CEQA Status: Categorically Exempt pursuant to Sections 15303 of the California Environmental Quality Act (CEQA) Guideline.

BUSINESS ITEMS

1. [Adoption of Findings of Denial for application 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. This application was previously heard on October 11, 2016.
2. Commissioners Reports

3. [Approval of minutes of Planning Commission meeting of October 11, 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 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.*