



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, December 13, 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

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/HTR 16-41; 536 Riviera Circle \(AP #022-271-05\); Joseph Farrell, Applicant; Mark Michna, Owner; R-1 \(First Residential\) Zoning District.](#) Request for the following permit approvals to allow construction of 287 square-feet of additions to the rear and front entry of the existing 2,333 square-foot single family residence: 1) Design Review; and 2) Heritage Tree Removal Permit. **Recommendation:** Conditional Approval
2. [DR/SUP/HTR #16-42; 85 Elm Avenue \(APN: 022-235-07\); Daniel Holbrook – Feldman Architecture, Applicant; Kurland Family Trust, Property Owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permit approvals to allow for the demolition of the existing single family residence at 85 Elm Avenue, and construction of a new two-story single family residence, and detached single-story garage with guest unit, totaling 3,369 square feet of floor area on an 11,649 square-foot lot: 1) Design Review; 2) Slope Use Permit and 3) Heritage Tree Removal Permit. **Recommendation:** Continuance without discussion to January 10, 2017 due to lack of available quorum to hear this item.
3. [DR/UP/V/EXCEPT/HT #15-57; 1251 South Eliseo Drive; APN 022-212-28; Gerald Puchlik, Puchlik Design Associates, Applicant; Mr. Ronald E. Baldwin, Property Owner; AP \(Administrative and Professional\) Zoning District.](#) Request for the following permit approvals to allow for substantial remodeling and reconstruction of an existing nonconforming commercial building to accommodate a 33 bed inpatient surgery and trauma rehabilitation facility: 1) Design Review; 2) Conditional Use permit; 3) Variance 4) Exception Permit; 5) Heritage Tree Removal Permit

BUSINESS ITEMS

1. [GPC 16-58; General Plan Conformity Finding to permit the City to vacate and quitclaim a portion of the Tamalpais Avenue Right-of-Way to the adjacent property owner at 15 Tamalpais](#) (APN 21-071-13); R-1 Zoning District.
2. Commissioners Reports
3. [Approval of minutes of Planning Commission meeting on November 9, 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.