



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, January 10, 2017  
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**

**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 #16-29; 24 Bayview Avenue \(APN: 021-235-22\); Juliana Raimondi / Azevedo Design, applicant; Ronan & Brooke O'Dea, property owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permit approvals to allow for renovations to an existing 1,295 square foot residence at 24 Bayview Avenue, and construction of 724 square feet in basement, first, and upper floor additions, totaling 2,163 square feet of floor area on a 7,700 square-foot lot: 1) Design Review; and 3) Heritage Tree Removal Permit to allow removal of a diseased Heritage Oak tree. **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.
3. [V #16-59; 20 Liberty Street \(APN: 021-202-13\); Allen & Jill Rea, applicants and property owners; R-1 \(First Residential\) Zoning District.](#) Request for a Variance to waive the requirement to maintain an existing covered parking space, to facilitate the eventual conversion of a detached garage into additional living area. The existing developed conditions currently provides two on-site parking spaces, one within the garage, and one in tandem in the driveway. The applicant proposes to off-set the loss of the covered parking space by widening the existing driveway, within the front yard, to maintain two uncovered 9 ft. x 18 ft. parking spaces in a side-by-side configuration.

## **BUSINESS ITEMS**

1. Election of Officers for 2017 (Chairman, Vice Chairman, and Chairman Pro-Tempore).
2. Commissioners Reports
3. Approval of [minutes of Planning Commission meeting on December 13, 2016](#).

## **ADJOURNMENT**

**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.*