



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, June 27, 2017  
Larkspur City Council Chambers  
400 Magnolia Avenue, Second Floor  
Larkspur, CA

Mark Sandoval, Vice Chair

Daniel Kunstler, Chair

Laura Tauber

Monte Deignan

Todd Ziesing

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.*

- DR/FAR/HTR #17-26; 7 William Avenue, Larkspur (APN: 021-171-14); Tardy and Associates Architects, Applicants; Kevin Mulcahy, Property Owner; R-1 First Residential District Zoning.** Request for the following permits to allow substantial renovation and a 183 square foot single story addition to an existing single family residence: 1) Design Review; 2) Floor Area Ratio (FAR) Exception to allow a total square footage of 2,039 sq. ft. (including the attached single-car garage) and a floor area ratio (FAR) of 0.41, where a maximum FAR of 0.40 is permitted; 3) Variance to allow a total of three parking spaces (including one space within a non-conforming single-car garage) where four spaces (including one covered space) are required; 4) Heritage Tree Removal (HTR) Permit to allow removal of one heritage sized white spruce tree at the front of the residence within the area of the expanded driveway.  
***Recommendation: Approve subject to findings and conditions provided in report.***
- SIGN #17-14: Master Sign Program for Bon Air Shopping Center and Office Buildings located at 50-350 Bon Air Center; (APN: 022-040-30,36,37,38,45); Thomas Allhoff, Greenbrae Management, Applicant; Greenbrae Management Inc, Property Owner; PD (Planned Development) Zoning District.** Applicant is requesting approval of a Master Sign Program to permit: 1) Replacement/refurbishing of the three center monument signs located each driveway entry; 2) Refurbishing of the existing address monument signs and directional signage for office buildings located at 50 and 350 Bon Air New center; 3) Removal of the artistic bird symbol located on three building roof towers and their replacement with new center wall signs; 4) New sign criteria for retail tenant signage and for signage on the north facing wall of the office building at 350 Bon Air.

## BUSINESS ITEMS

1. [Adoption of Findings of Denial for DR/FAR/HTR/FHE 16-62; 90 Marina Vista Avenue; Pacific Design Group, applicants; Berman Family Trust; property owners](#); Request for permits to allow substantial renovation and additions to an existing single-family residence, including converting and expanding an existing single-car carport and unconditioned space into an enclosed two-car garage
2. Commissioners Reports.
3. [Approval of minutes of Planning Commission of June 13, 2017.](#)

## 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.*