



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, November 14, 2017
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA

Monte Deignan

Daniel Kunstler, Chair

Ignatius Tsang

Todd Ziesing

Laura Tauber

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

CONSENT CALENDAR

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/FAR 17-44: 110 Acacia Avenue \(APN: 021-175-15\); Liam O'Flaherty, applicant, David & Tricia Lacy, property owners; R-1 \(Single Family Residential\) Zoning District.](#) Request for the following permit approvals to allow minor remodeling and approximately 156 square feet of additions to an existing single-family residence: 1) Design Review for a two-story addition; and 2) Floor Area Ratio (FAR) Exception for a floor area ratio (FAR) of approximately 0.36 where 0.35 is permitted due to the 15 percent slope of the property.
Recommendation: Approve subject to findings and conditions provided in report.
2. [DR/FAR/SUP/ #17-09: 55 Orange Avenue \(APN 021-071-21\); Fabien Lannoye, Nova Design Builds, applicant; Thomas Flood, property owner; R-1 \(Single Family Residential\) Zoning District.](#) Request for the following permit approvals to allow demolition of an existing two-story residence and construction of a new two-story residence: 1) Design Review; 2) Floor Area Ratio Exception to allow a floor area of 3,645 square feet (0.31 FAR) where 3,190 square feet (0.27 FAR) is the maximum permitted due to the 23 percent slope of the property; and 3) Slope Use Permit to allow approximately 565 cubic yards of grading on a property in excess of 10 percent slope.

BUSINESS ITEMS

1. [Adoption of Findings of Denial for DR/FAR/SUP/V/HTR/FHE #17-24; 75 Frances Avenue \(APN 020-062-03\); Polsky Perlstein Architects, applicants; Carlo Khatchi, property owner; R-1 \(Single Family Residential\) Zoning District.](#) Request for the permits to demolish an existing single-family dwelling with a detached garage and nonconforming second unit, and to construct a new single-family residence with an attached second unit, totaling 3,865 square feet of floor area on a 14,428 square foot lot.

2. Commissioners' reports
3. [Approval of minutes of Planning Commission meeting of October 24, 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 Clerk'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.*