



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, December 12, 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

1. **[DR/FAR/V #17-37: 72 Heather Way \(APN 021-201-20\)](#)**; Pacific Design Group, applicant; James and Lindsey Hunnewell, property owners; R-1 (Single Family Residential) Zoning District. Request for the following permit approvals to allow demolition of an existing two-story single-family residence and construction of a new two-story single-family residence with an attached single-car garage: 1) Design Review (DR); 2) Floor Area Ratio (FAR) Exception to allow a total of 2,500 square feet of floor area, resulting in a 0.45 FAR where 0.33 is the maximum FAR permitted due to the 17 percent average slope of the lot; 3) Variance (V) to allow a street (left) side setback of five (5) feet, where 10 feet is required by code; and 4) Variance (V) to allow three off-street parking spaces, including one covered space within a single-car garage, where four (4) off-street spaces are required by code.
2. **[DR/HTR #17-32: 114 Alexander Avenue \(APN 021-183-17\)](#)**; Kenneth Holder, applicant; Sternberg Family Trust, property owners; R-1 (Single Family Residential) Zoning District. Request for the following permit approvals to allow demolition of an existing two-story single-family residence with a detached two-car garage, storage shed, covered patio, wood deck and pool equipment shed, and to allow construction of a new two-story single-family residence with an attached two-car garage and renovation of an existing in-ground pool: 1) Design Review (DR) to allow construction of a new two-story single-family residence; and 2) Fence Height Exception (FHE) to allow solid fencing up to eight feet in height and vegetative screening (hedgerows) up to 12 feet in height along portions of the rear and side property line.

BUSINESS ITEMS

1. Commissioners' reports
2. Approval of [minutes of Planning Commission meeting of November 14, 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.*