



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, April 24, 2018  
Larkspur City Council Chambers  
400 Magnolia Avenue, Second Floor  
Larkspur, CA

Todd Ziesing, Vice-Chair

Monte Deignan, Chair

Daniel Kunstler

Laura Tauber

Ignatius Tsang

## ROLL CALL

## PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

## PLANNING DIRECTOR'S REPORT

## PUBLIC HEARING ITEMS

1. [DR/FAR/V/SUP #17-55; Arthur Chartock, Rushton-Chartock Architects, Applicant; Eric and Emily Shobe, Owners; 268 Madrone Avenue; APN 021-063-15; R-1 \(First Residential\) Zoning District.](#) Request for the following approvals to allow remodeling and additions to an existing single family residence, construction of a detached storage shed, and replacement of entry steps: 1) Design Review (DR); 2) Floor Area Ratio (FAR) Exception to allow 328 square feet of additional floor area (154 square-foot lower level addition, a 138 square-foot upper level addition, and a 36 square foot storage shed) resulting in an FAR of 0.26 where 0.05 is the maximum allowed due to the 50 percent average slope of the lot; 3) Variance (V) to allow a front setback of 17-feet, 6-inches, as measured from the front property line to the face of the lower-level addition, where 20 feet is required; 4) Variance (V) to allow a new storage shed at the front property line where a setback of 20 feet is required; and 5) Slope Use Permit (SUP) to allow approximately 46 cubic yards of grading on a hillside property with an average slope of 50 percent.
2. [DR/V/EXC #18-02; Sean Ryan, Applicant/Owner; 122 Acacia Avenue, Larkspur; Assessor's Parcel: 021-175-21; R-1 \(First Residential\) Zoning District.](#) Applicant is seeking approval of the following permits to allow for the conversion of a garage space to living area and new and enlarged windows within a nonconforming front yard setback at 122 Acacia Avenue: 1) Design Review (DR); 2) Variance (V) to allow the removal of one covered parking space, reducing on-site parking from three to two total parking spaces where four are required by code; and 3) Exception (EXC) Permit to allow the enlargement of one existing window, and replacement of a garage door with a wall and a new window within a nonconforming front yard setback.

## BUSINESS ITEMS

1. Commissioners Reports
2. Approval of [minutes of Planning Commission meeting on April 10, 2018.](#)

## 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.*