



**Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, February 14, 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

1. **[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.
2. **[DR/FAR/V/EXC/HTR #17-03: 27 Frances Avenue \(APN: 020-063-17\); R.J. and Julia Suokko, applicants and property owners; R-1 \(First Residential\) Zoning District.](#)** Request for the following permit approvals to allow major remodeling and additions to an existing single-family residence: 1) Design Review; 2) Floor Area Ratio Exception to allow additions resulting in a 2,295 square-foot (0.42 FAR) residence, where 2,166 square feet (0.40 FAR) is the maximum permitted; 3) Variance to front yard setback; 4) Variance to required parking; 5) Exception Permit to allow an 1¼-inch projection into the side setback to remain; and 6) Heritage Tree Removal (HTR) Permit to allow removal of a multi-trunk crabapple tree.
3. **[DR/FAR/SUP/V/FHE #16-60 \(Amending Application #14-05\): 9 Arch Street \(APN: 021-103-12\); David Hensch, applicant and property owner; R-1 \(First Residential\) Zoning District.](#)** requesting an amendment to a previously approved application for the Slope Use Permit, Floor Area Ration Exception, Variance to Parking, Fence Height Exception, and Design Review to allow 1,369 square-feet of additions to an existing home, as well as site grading and landscaping improvements on the property and within the Arch Street and Walnut Avenue right-of-ways. Modifications include: 1) Modified grading affecting the Slope Use Permit approval; 2) A new dormer, adding approximately 25 square feet of floor area, resulting in 3,394 square feet of floor area, and a .27 FAR, where .14 FAR is the maximum allowable by code; 3) Replacement of the fence along the Walnut Avenue frontage and planting of a vegetative hedgerow located in the Walnut Avenue right-of-way; 4) modified windows and exterior treatments including an extension of the existing deck, the added dormer, added gable entry, modification of an outdoor stair entry, a change to the color scheme, and reduction to landscaping improvements; and 4) an additional variance to replace an exterior stairway with a raised deck located partially within the required rear yard setback.

BUSINESS ITEMS

1. [Adoption of findings and conditions of approval for application No. 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](#). This application was approved by the Planning Commission on January 10, 2017.
2. Commissioners Reports
3. Approval of [minutes of Planning Commission meeting on January 10, 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.