



**Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, September 12, 2017
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA**

Vacant Seat

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

[DR/FAR/EXC/V 17-39: 25 Heather Way \(APN: 021-212-08\); Jim Rizzo, applicant; Katy and Clarke Miller, property owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permit approvals to allow for the construction of two first level additions totaling 339 square feet to an existing two-story 2,100 square foot single-family residence on a 5,250 square foot parcel: 1) Design Review (DR) to allow additions to an existing single family residence; 2) Floor Area Ratio Exception (FAR) to allow an floor area of 2,439 square feet and a .46 FAR, where 2,100 square feet and a .40 FAR is the maximum allowable by code; 3) Exception Permit (EXC) to allow a new window within a non-conforming side yard setback; and 4) Variance (V) to amend a parking variance previously approved on the subject site to allow two (2) onsite parking spaces, where four (4) are required by code.

BUSINESS ITEMS

1. [Adoption of Findings of Denial for DR 16-54; 140 Riviera Circle \(APN: 022-203-09\); Camiccia Construction, applicant; Joel Warlaw, property owner;](#) Request for the following permit approvals to allow for the construction of a new two-story single-family residence totaling 3,734 square feet of floor area on a vacant, 14,132 square foot lot.
2. Election of new Vice-Chairman.
3. Commissioners' reports
4. [Approval of minutes of Planning Commission meeting of August 8, 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.*