



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, October 24, 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/V 17-46: 128 Marina Vista Avenue (APN: 21-132-01); Gail Legallet, applicant / property owner; R-1 (Single Family Residential) Zoning District.** Request for the following permit approvals to allow conversion of a carport with enclosed storage space to a fully enclosed two-car garage with storage: 1) Design Review; 2) Floor Area Ratio (FAR) Exception to allow an increase of 44 square feet to the size of the detached parking structure, resulting in an increase in the floor area ratio (FAR) from 0.2179 to 0.2214 on the 12,428 square-foot hillside property, where 0.11 is the maximum FAR permitted due to the 39 percent average slope of the lot; and 3) Variance to allow an increase of the overall height of the detached parking structure from 22 feet, 4 inches to 26 feet, 6 inches above grade, where 15 feet is the maximum permitted for accessory structure.
Recommendation: Approve subject to findings and conditions provided in report.
- 2. DR/FAR/SUP/V/HTR #15-25: 84 Cedar Avenue (APN 020-201-29 & 34); Anthony Richards, Applicant; Bradley Kampas and Mary Foley, property owners; R-1 (Single Family Residential) Zoning District.** Request for the following permit approvals to convert an existing two-car (tandem) garage into two bedrooms and one bathroom, and to construct an attached two-car garage at the Cedar Avenue street level with storage area below, and to replace a single-car parking deck with a two-car parking deck at the Cedar Avenue street level: 1) Design Review; 2) Floor Area Ratio Exception to allow construction of a 759 square-foot addition (garage and storage), resulting in a total floor area ratio of 0.28 where 0.05 is permitted due to the approximately 54% lot slope of the property; 3) Slope Use Permit to allow approximately 40 cubic yards of grading for construction of a new driveway approach to the proposed two-car garage; 4) Variance to allow the location of the proposed two-car garage to encroach up to seven feet into the unimproved Cedar Avenue public right-of-way; and 5) Heritage Tree Removal to allow removal of one heritage-sized Oak tree and to allow significant improvements within the dripline of a second heritage-sized Oak tree intended for preservation, both of which are located within the public right-of-way fronting the property.

3. [DR/FAR/SUPV/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 following permit approvals 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: 1) Design Review ;2) Floor Area Ratio (FAR) Exception for a total floor area of 3,865 sq. ft. and a .27 FAR, where 3,174 sq. ft. and a .22 FAR is the maximum prescribed by code; 3) Slope Use Permit for 205 cubic yards of excavation and 40 cubic yards of fill on a lot with an average slope of 28%; 4) Variance to the front yard setback to allow the garage structure to be constructed up to 9 feet 10 inches from the front property line, where a setback of 20 feet is required by code; 5) Heritage Tree Removal Permit to allow removal of four (4) heritage-sized trees; and 6) Fence Height Exception to allow a vegetative hedge row of Sweet Bay trees (*Lauris nobilis*) to be planted within the east side yard setback in the rear yard.

BUSINESS ITEMS

1. Commissioners' reports
2. [Discussion on recent California State housing law amendments: Senate Bill 35 and "Housing Package".](#)
3. [Discussion on meeting schedule for upcoming holiday season.](#)
4. Approval of minutes of [Planning Commission meeting of September 26, 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.