



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, November 13, 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/SUP/V #18-08: 12 & 14 Onyx Avenue \(APN 021-111-09\); Ruth Hyndman and Allen Bellis, applicants and property owners; R-1 \(First Residential\) Zoning District.](#) Applicants are requesting the following permits to allow the remodeling and expansion of an existing single-family dwelling, with an accessory dwelling unit (ADU), on a 3,213 sq. ft. lot, including raising the structure 2 feet 6 inches in height and grading at the garage and middle level to accommodate floor area improvements and to provide two full-size parking spaces: 1) Design Review; 2) Floor Area Ratio Exception Permit to increase the floor area from 1,954 sq. ft., or .61 FAR, to 2,411 sq. f.t, or .75 FAR where the minimum 850 square foot residence and 400 square foot garage, are permitted due to the limit lot area and slope of the property; 3) Slope Use Permit to permit 202 cubic yards of excavation and 2 cubic yards of fill to expand the garage, add a new interior stairwell, and to expand the middle floor and ADU, on a lot with an average slope of 28%; 4) Variance to raise and add floor area to non-conforming portions of the residential structure located within the required 20-foot front yard setback; and 5) Variance to the on-site parking requirements to allow two on-site parking spaces (2 primary garage spaces) where four on-site spaces (2 primary and 2 guest) are required when a dwelling is being substantially renovated. *CEQA Status: Categorically Exempt pursuant to Sections 15301 (e) Class 1 of the California Environmental Quality Act (CEQA) Guidelines; Minor additions to existing structures.*

BUSINESS ITEMS

1. Planning Commissioners' Reports
2. Approval of minutes of Planning Commission meeting on [September 25](#) and [October 23, 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.*