

**AGENDA
LARKSPUR PLANNING COMMISSION
REGULAR MEETING
February 26, 2008
7:30 PM**

Commissioners
Richard Young, Chair
Chris McCluney, Vice-Chair
Monte Deignan
Helen Heitkamp
Jeffrey Stahl

PERSONS WISHING TO ADDRESS THE COMMISSION ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

APPROVAL OF CONSENT CALENDAR ITEMS

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.

PUBLIC HEARING ITEMS

1. DR 08-05: 28 Via La Brisa (APN 022-272-07). Constance Vandament, applicant/property owner. Request for Design Review approval to construct a 139 sq. ft. patio enclosure on an upper-level deck located on the west side of the existing single-family residence.
Staff Recommendation: Conditional approval.
2. DR 08-09: 156 Riviera Circle (APN 022-191-25). Mr. and Mrs. Joseph Marotto, applicants/property owners. Request for Design Review approval to construction approximately 176 sq. ft. of additions along the front façade of an existing single family residence.
Staff Recommendation: Conditional approval.

PUBLIC HEARING ITEMS

3. DR 08-06: 628 Riviera Circle (APN 022-271-12). Charles M. Stewart, applicant; Charles & Donna Huggins, property owners. Request for Design Review approval for a second-story addition of 431 sq. ft. of floor area onto an existing 2,605 sq. ft. single-family dwelling.

4. DR/FAR/SUP 07-78: 61 Meadowood Drive (APN 22-263-08). Wagstaff Architects, applicant; Mr. Ed Jamison, property owner. Request for the following permits to allow approximately 835 sq. ft. of additions to an existing single family residence, and an additional 516 sq. ft. of below grade basement that is not included in the floor area calculation: (1) Design Review; (2) Floor Area Ratio Exception to increase the FAR from .34 to .45 where .36 is permitted by code; and (3) Slope Use Permit to allow removal of approximately 155 cubic yards of earth below the residence, on a lot with an average grade of 14%.

BUSINESS ITEMS

- 1) Commissioner's Reports
- 2) Approval of Planning Commission Minutes of February 12, 2008.

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 listed above 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 City Clerk at 927-5002 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