



**AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, April 28, 2020**

VIA TELECONFERENCE ONLY

Join the meeting at:

<https://attendee.gotowebinar.com/register/6831111118629315088>

Or Call In Listen-Only Mode:

+1 (914) 614-3221

Access Code: 989-179-065

Ignatius Tsang, Vice-Chair

Laura Tauber, Chair

Todd Ziesing

Brock Wagstaff

Daniel Kunstler

Due to Coronavirus (COVID-19), the April 28, 2020, Planning Commission meeting will occur via teleconference only. All participants will be calling in to the meeting, and residents are urged to follow the Marin County Public Health Officer's shelter in place order and attend the meeting remotely as well. As allowed under Executive Order N-29-20 (March 17, 2020), the City of Larkspur will no longer offer an in-person meeting location for the public to attend. Join or watch the meeting remotely by registering at the following link:

<https://attendee.gotowebinar.com/register/6831111118629315088>

Submit public comment remotely by:

- 1. Emailing lk_planning@cityoflarkspur.org prior to or during the meeting.**
- 2. Registering for the meeting and selecting the Raise Hand icon in your control panel during the meeting.**

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

- [DR/FAR/SUP/V/HT 19-54; 65 Oak Road - Lot 1 of Oak Road Subdivision \(APN: 021-032-12\); Pacific Design Group, Applicant/Owners; R-1 \(First Residential\) Zoning District.](#)** Request for the following permits to support the proposed construction of a new three story single family residence on a steeply sloped 19,456 sq. ft. (net) vacant parcel: 1) Design Review (DR); 2) Floor Area Ratio Exception (FAR) to allow construction of a residence totaling 4,235 sq. ft. with a 21.8% FAR where 850 sq. ft. and a 400 sq. ft. garage are permitted by code; 3) Slope Use Permit (SUP) to allow grading of 351 cubic yards (CY) of earth (273 CY cut, 78 CY fill), on a parcel with an average slope of 53.7%; 4) Variance (V) to the 30-foot height limit to allow a new three-story residence with a height of 35 feet above grade; 6) Variance (V) to the front yard setback to allow the proposed structure to encroach up to 5 feet from the front lot line, where 20 feet is required by code; and, 6) Heritage Tree (HT) Removal permit to allow removal of five (5) Heritage size trees. *CEQA Status: An Environmental Impact Report was completed and adopted for the Oak Road Subdivision in compliance with the requirements of the California Environmental Quality Act and included mitigation measures to address potential environmental impacts. No additional environmental review is required for this project.*
 - [Click here to review the project plans.](#)**
 - [Late Mail](#)**

2. [DR/FAR/V #20-07; 38 Heather Way \(APN: 021-201-12\); Norah Frei, Frei Design, Applicant: Natalie and Paul Straub, Owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to add 72 square feet to an existing home by enclosing the rear porch, and add a new front porch deck: 1) Design Review (DR); 2) Floor Area Ratio exception (FAR) to increase the floor area from 2,095 square feet 2,167 square feet and a .39 FAR, where .33 FAR is permitted; 3) Variance to allow the partially uncovered front porch to encroach into the front setback up to 5' from property line; 4) Variance (V) to allow the conversion of the existing rear porch to living space with a 4'-6" setback, where 5' is required by code. *CEQA Status: Categorically Exempt pursuant to Section 15301(e), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.*
 - [Click here to review the project plans.](#)

BUSINESS ITEMS

1. [Approval of the April 14, 2020 draft meeting minutes.](#)
2. Planning Commissioners' Reports.

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 on the City website by clicking on the provided links.

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.