



**AGENDA - Meeting of the Larkspur Planning Commission**  
**7:00 p.m., Tuesday, May 26, 2020**

**VIA TELECONFERENCE ONLY**  
**Join the meeting at:**

<https://attendee.gotowebinar.com/register/8953061907919007503>

**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/8953061907919007503>

**You may submit public comment remotely by:**

- 1. Emailing [lk\\_planning@cityoflarkspur.org](mailto:lk_planning@cityoflarkspur.org). Any email, including any pictures or materials you wish to be presented to the Planning Commission, must be received no later than 4:00 PM on the date of 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**

**CONSENT CALENDAR**

- [DR/V 20-05; 233 Monte Vista Avenue, \(APN: 021-104-02\); David Grabham, G Design, LLC, Applicant; Benjamin Faber, Owner; R-1 \(First Residential\) Zoning District.](#) Applicants are requesting permits to construct a new two-story 1,571 square foot home, including a one-car garage, on an existing 4,035 square foot vacant parcel: 1) Design Review (DR); 2) Variance (V) to allow three vehicular parking spaces where four are required for a new single family residence; and, 3) Heritage Tree Removal (HTR) Permit for removal of three heritage sized trees including, one 26 inch diameter Italian Stone Pine, one multi-trunk Avocado with a combined circumference of 140 inches, and one multi-trunk Glossy Privet with a combined circumference of 60 inches. *CEQA Status: Categorically Exempt pursuant to Section 15303(a), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.***

[Click here to review the updated plans.](#)

[Click here to review May 12, 2020 Staff Report.](#)

- [5/26/2020 – Late Attachment: Mail](#)

- [5/26/2020 – Late Attachment: Mail](#)

## PUBLIC HEARING ITEMS

2. [DR/FAR/HT #20-09; 655 Magnolia Avenue, \(APN: 020-201-24\); Jared Polsky, Polsky Perlstein Architects, Applicant; Sarah and Lucas Voiles, Property Owners; R-1 \(First Residential\) Zoning District.](#) Applicants are requesting permits to allow new additions and remodeling of an historic structure, including a 397 sq. ft. two story addition at the rear elevation, a 72 sq. ft. single-story addition on the easterly side, removal of two existing windows on the west side elevation, and exterior site improvements: 1) Floor Area Ratio Exception to add new additions totaling approximately 469 square feet increasing the floor area from 3,323 square feet and at .46 FAR to 3,792 square feet and a .52 FAR, where .16 FAR is permitted due to the slope of the lot; 2) Design Review of addition and exterior alterations; 3) Heritage Review, to insure alterations are compatible with the historic resource. CEQA Status: The proposed project is Categorically Exempt pursuant to Sections 15331, of the California Environmental Quality Act (CEQA) Guidelines.

[Click here to view project plans.](#)

- [5/26/2020 – Late Attachment: Mail](#)

3. [DR/FAR/SUP #19-53; 11 Orange Avenue, \(APN: 021-081-06\); Keith Fontana, Fontana Construction, Applicant/Owner; R-1 \(First Residential\) Zoning District.](#) Applicants are requesting permits to demolish two existing dilapidated residential structures and the existing driveway, and construct a new 2,404 (net) square foot two-story home, with a basement level two-car garage and workshop, on an existing 6,759 square foot parcel: 1) Design Review (DR); 2) Floor Area Ratio (FAR) Exception to allow construction of a 2,404 net square foot residence and a 0.40 FAR where 1,825 and a 0.27 FAR is permitted due to the slope of the lot. NOTE: The additional 1,080 sq. ft. basement level is 50% or more below grade and exempt from inclusion in the floor area ratio; and, 3) Slope Use Permit (SUP) to allow 670 cu. yds. of site grading (545 cu. yds. of excavation, 125 cu. yds. of fill, and 545 cu. yds. to be off-hauled). CEQA Status: *Categorically Exempt pursuant to Section 15303 (a), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.*

[Click here to view project plans.](#)

[Click here to view story pole photos. May take some time to upload.](#)

- [5/22/2020 – Late Attachment: Fontana Model](#)
- [5/26/2020 – Late Attachment: Mail](#)
- [5/26/2020 – Late Attachment: Signed Petition](#)

## BUSINESS ITEMS

1. [General Plan Conformity Review of New Projects for City's Capital Improvement Program for FY 2020/21.](#)
2. [Approval of the May 12, 2020 draft meeting minutes.](#)
3. 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.