



**AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, July 14, 2020**

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

<https://zoom.us/j/96963381377>

**Or Call In:
+1 (669) 900-9128
Webinar ID: 969 6338 1377**

Daniel Kunstler

Laura Tauber, Chair

Natasha Chalmers

Brock Wagstaff

Jeffrey Swisher

Due to Coronavirus (COVID-19), the July 14, 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://zoom.us/j/96963381377>

You may submit public comment remotely by:

- 1. Emailing 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. Select the "Raise Hand" icon in the Zoom meeting or dialing *9 if calling into the meeting.**

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

- 1. PREC AMED/TEXT #20-12; 65 Rose Lane (Lot 22) (APN: 022-741-32); Matthew Howard Applicant/Owner; PD (Planned Development) Zoning District.** The applicant is requesting approval to amend the Precise Development Plan and Ordinances No. 972 and No. 1004 (Exhibits B and C) to reduce the required 50-foot "creek and buffer" setback requirement from the top-of-bank of the north/south reach of Larkspur Creek in order to accommodate relocation of the fence line within the side and rear yard areas of Lot 22 of the subdivision. Specifically, the applicant requests approval to amend the language of Sections 14 and 15 of the development standards of the Precise Development Plan to adjust the 50-foot creek and buffer setback solely for 65 Rose Lane (Lot 22) to align the eastern fence line with the property line to gain approximately 605 square feet of useable yard space *CEQA Status: The Central Larkspur Specific Plan Environmental Impact Report (CLASP EIR) was certified by the City Council in 2006. An Initial Study (IS) was prepared and a Mitigated Negative Declaration (MND) was approved by the City Council in 2008 at*

the time the Preliminary Development Plan for Subarea 3 was approved. An Addendum to the CLASP EIR has been prepared per CEQA Guidelines Section 15164.

- [07/14/2020 - Late Mail](#)

2. **DR 20-13; 28 Via La Brisa, (APN: 022-272-07); Eric Layton, Patriarch Architecture, Applicant; Lisa Leigh, Property Owner; R-1 (First Residential) Zoning District.** Applicant is requesting Design Review (DR) to allow removal of a second story solarium and its replacement with a conventional second floor addition. New improvements would extend the existing roofline and add an additional 90 square feet (over and above the square footage of the existing solarium). *CEQA Status: The proposed project is Categorically Exempt pursuant to Sections 15301, of the California Environmental Quality Act (CEQA) Guidelines.*

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

- [07/14/2020 - Late Mail 1](#)
- [07/14/2020 - Late Mail 2](#)

3. **DR 20-17; 262 Harvard Drive, (APN: 020-103-09); Jon Condo, Applicant/Owner; R-1 (First Residential) Zoning District.** Applicant is requesting Design Review approval for a proposed second story addition with master bedroom suite to an existing single-family dwelling. Additional improvements include interior remodeling of the main floor and a ground story attached accessory dwelling unit (ADU). *CEQA Status: The proposed project is Categorically Exempt pursuant to Sections 15301 of the California Environmental Quality Act (CEQA) Guidelines.*

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

- [07/14/2020 - Late Mail](#)

BUSINESS ITEMS

1. Approval of the May 26, 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.