



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

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

<https://zoom.us/j/99406178717>

**Or Call In:
+1 (669) 900-9128
Webinar ID: 994 0617 8717**

Brock Wagstaff, Vice Chair

Laura Tauber, Chair

Natasha Chalmers

Daniel Kunstler

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/99406178717>

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

CONSENT CALENDAR

- 1. DR 20-19; 143 King Street, (APN: 021-101-02); Margaret and Michael Meinberg, Owners/ Applicants; R-3 (Third Residential) Zoning District. Applicant requesting Design Review to allow demolition of the existing front yard carport and construction of a new two-car garage, single-car carport, driveway transition, second floor entryway and a covered front deck. New additions will add approximately 340 sq. ft. above existing conditions. *CEQA Status: Categorically Exempt pursuant to Section 15301, of the California Environmental Quality Act (CEQA) Guidelines.***

Recommendation: Continue application to date uncertain per applicant's request.

PUBLIC HEARING ITEMS

2. **DR/FAR 19-27; 32 La Cuesta Drive, (APN: 070-263-09); Jeffrey S. Cavener, Architect, Applicant; Mauro and Beverly Passetti; Owner; R-1 (First Residential) Zoning District.** Applicants are requesting the following permits to construct a 24 square foot second story addition and a new 200 square foot garage addition on an existing two-story 3,801 square foot home on an existing 15,202 square foot parcel: 1) Design Review (DR) for additions, architectural modifications, roof deck expansion, and exterior modifications to an existing single family dwelling; 2) Floor Area Ratio Exception (FAR) to allow an FAR of 0.26 where a maximum of 0.17 FAR is allowed per the Larkspur Municipal Code, due to the slope of the lot. *CEQA Status: The proposed project is Categorically Exempt pursuant to Sections 15301 (e) Class 3 of the California Environmental Quality Act (CEQA) Guidelines.*

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

- **07/28/20 – Late Attachment 1:**
<https://www.ci.larkspur.ca.us/DocumentCenter/View/11790/Late-Mail-1---32-La-Cuesta>

3. **DR 20-17; 19 Highland Court, (APN: 021-071-31); Polsky Perlstein Architects, Applicant; Kenneth Huey, Owner; R-1 (First Residential) Zoning District.** Applicant is requesting permits to substantially remodel the interior and exterior of an existing two-story residence and construct new additions totaling approximately 675 sq. ft.: 1) Design Review (DR); 2) Floor Area Ratio Exception (FAR) to increase the existing residence from 2,997 sq. ft. and a 0.35 FAR to 3,659 sq. ft. and a 0.43 FAR where an 850 sq. ft. residence and 400 sq. ft. garage, and a 0.05 FAR is permitted by code due to the steep slope of the lot.; 3) Variance (V) to the Natural State requirement to allow proposed additions to reduce the natural/permeable area of the lot to 68% where 70% is required by code; 4) Variance (V) to the 6-foot side yard setback to allow a portion of the existing garage and addition to be provided an approximately 4-foot to 5-foot side yard setback; 5) Variance (V) to the 15-foot rear yard setback to allow the detached garage and additions below to be attached to the residence with an existing setback of 6-foot 11-inches. *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.](#)

BUSINESS ITEMS

1. Approval of the July 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.