



**AGENDA - Meeting of the Larkspur Heritage Preservation Board
6:00 p.m., Tuesday, September 15, 2020**

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

<https://zoom.us/j/97223676554>

**Or Call In:
+1 (669) 900-9128
Webinar ID: 972 2367 6554**

Hillary Culhane

Jan Hobbel, Chair

Lelia Lanctot

Richard Storek

Sonia Gallant

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/97223676554>

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.**

PUBLIC COMMENT: Persons wishing to address the Board on matters not on the agenda. The Board will hear public comment only on matters over which they have jurisdiction. There will be no Board discussion.

PLANNING STAFF'S ORAL REPORT

PUBLIC HEARING ITEM

- 1) [H/DR/FAR/SUP/V 19-38; 8 Loma Vista Avenue, \(APN: 021-231-10\); Mr. David Svengros, Applicant/Owner; R-1 \(First Residential\) Zoning District.](#) Applicant is requesting the following permits to allow demolition of existing ground story rear elements and construction of new additions totaling 813 square feet to an historic single-family dwelling, removal of the existing pool in the front yard, removal of the existing detached garage in the rear yard, installation of a new rear yard pool, and new landscaping: 1) Heritage Review; 2) Design Review of modifications, including a proposed detached garage in the front yard setback; 3) Floor Area Ratio Exception Permit to increase the existing floor area from 3,883 sq. ft. and .37 FAR to 4,697 sq. ft. and .45 FAR, where a .32 FAR is permitted by code; 4) Slope Use Permit to allow 236 cubic yards of grading, including 179.7 cubic yards of cut, and 63.3 cubic yards of fill; 5) Variance to the 6-foot side yard setback to allow a new wood deck up to the south side lot line and an increase in the height of an existing retaining wall on**

the south side lot line to serve as the safety railing. *CEQA Status: This project has been found to generally comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Structures and, therefore, has been determined to be exempt from environmental review under Categorical Exemption 15331, Class 31 of the CEQA Guidelines.*

NOTE: The Heritage Preservation Board is an advisory body only. The Board will provide a recommendation to the Larkspur Planning Commission who will consider their recommendation during review of the application.

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

1. Election of Vice Chair
2. Board Member Reports.

APPROVAL OF MINUTES [February 24, 2020](#)

NEXT MEETING DATE: TBD

ADJOURNMENT

Availability of Documents: Any writings or documents provided to a majority of the Heritage Preservation Board 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 Heritage Preservation Board is an advisory body and will provide a recommendation to the Planning Commission or Zoning Administrator. The Planning Commission or Zoning Administrator will hear applications at during a pre-scheduled and publicly noticed meeting. Any decision of the Commission 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 Heritage Preservation Board 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.