



AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, September 22, 2020

VIA TELECONFERENCE ONLY
Join the meeting at:

<https://zoom.us/j/97564159196>

Or Call In:
+1 (669) 900-9128
Webinar ID: 975 6415 9196

Brock Wagstaff, Vice Chair

Laura Tauber, Chair

Natasha Chalmers

Daniel Kunstler

Jeffrey Swisher

Due to Coronavirus (COVID-19), the 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/97564159196>

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 deck, and construction of a new two-car garage with attached single-car carport, new driveway transition, second floor entryway and a covered front deck on the building. New additions will add approximately 304 sq. ft. above existing conditions. *CEQA Status: Categorically Exempt pursuant to Section 15301, of the California Environmental Quality Act (CEQA) Guidelines.***

[You may view plans by clicking on this link.](#)

Recommendation: Conditional Approval.

PUBLIC HEARING ITEMS

1. [TEXT AMEND 20-25; City of Larkspur, Applicant; Zoning Ordinance Amendments to Chapters 18.06 \(Zoning Administrator\) 18.34 \(Slope and Hillside\) 18.35 \(Residential Floor Area Ratios\) and 18.64 \(Design Review\) of the Larkspur Municipal Code; Citywide.](#) Public hearing to consider amendments to the City's Zoning Ordinance intended to expand the range of projects reviewed by the Zoning Administrator, clarify current practices, improve readability, and amend the criteria for projects that are exempt, and projects that are subject to Design Review by the Zoning Administrator and Planning Commission. *CEQA Status: The proposed project is Categorically Exempt pursuant to Sections 15061 (B)(3) of the California Environmental Quality Act (CEQA) Guidelines.*

Note: This application was continued from the September 8, 2020 Planning Commission hearing to allow for additional amendments to proposed text language as directed by the Commission.

1. Approval of the [September 8, 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.