



**AGENDA – Meeting of the Larkspur Zoning Administrator
1:30 PM, Tuesday September 29, 2020**

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

<https://zoom.us/j/94357117788>

**Or Call In:
+1 (669) 900-9128
Webinar ID: 943 5711 7788**

Kristin Teiche, Zoning Administrator

Due to Coronavirus (COVID-19), the Zoning Administrator 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/94357117788>

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.**

AGENDA ITEM

- 1. DR/FAR 20-29; 106 Altura Way, Greenbrae (Larkspur); APN: 070-253-05; Ms. Meredith Mill, Millworks Design/Construction, Applicant; Regan Back, Owner; R-1 (First Residential) Zoning District. Request for the following permits to allow a new ground floor, single story addition at the north side of the residence totaling 397 square feet and a new upper floor deck off the southeasterly rear corner of the residence: 1) Design Review; 2) Floor Area Ratio Exception to all the addition of a 397 square foot ground story addition that will increase the house from 3,644 square feet and a 0.18 FAR to 4,041 square feet and a 0.20 FAR where 0.06 FAR is permitted due to the steep slope of the parcel.**

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

- 2. DR 20-33; 301 Via La Paz; Greenbrae (Larkspur); APN: 070-321-14; Mr. Jeffrey Cavener, Architect, Applicant; Chad Kooy, Owner; R-1 (First Residential) Zoning District. Applicant is requesting design review approval to increase the second-floor plate height by 2 feet at the northwesterly rear corner of the residence. Raised area would be finished with a hipped roof line that ties into the existing gabled roof. Remodeled area will not exceed the height of the existing roof ridge and will not add additional floor area to the residence.**

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

Availability of Documents: Any reports or project plans provided to the Zoning Administrator regarding an item on this agenda are available for public inspection on the City website by clicking on the highlighted links above or by using the following link:

Appeal Period: The Zoning Administrator decision may be appealed by notifying the City Clerk's Office in writing, within 10 days of the decision. The written appeal must identify the reason for the appeal and note wherein the Zoning Administrator'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 listed above 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 City Clerk at 927-5002 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.