



**AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, October 27, 2020**

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

<https://zoom.us/j/96445295352>

**Or Call In:
+1 (669) 900-9128
Webinar ID: 970 7236 0966**

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/96445295352>

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

- [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 ground story garage/storage addition to an existing two-story residence on a 15,202 square foot parcel: 1) Design Review (DR) for additions and exterior modifications to an existing single family dwelling; 2) Floor Area Ratio Exception (FAR) to increase the existing 3,801 square foot residence with a 0.25 FAR to 4,025 square feet and a 0.26 FAR where 0.17 FAR is permitted 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.*

This application was continued from the October 13, 2020 Planning Commission hearing.

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

[Click Here to Review Late Mail of 10/26/20](#)

2. [H/DR/FAR/V/SUP #19-38; 8 Loma Vista Avenue, \(APN: 021-231-10\); David Svengros, Applicant/Owner; R-1 \(First Residential\) Zoning District.](#) Applicant is requesting the following permits to allow new additions totaling 813 square feet to an historic single-family dwelling (including a new detached garage in the front yard), 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 site landscaping: 1) Heritage Review; 2) Design Review of exterior modifications and proposed detached garage; 3) Floor Area Ratio Exception to increase the square footage on site from 3,883 square feet and .37 FAR to 4,697 square feet and a .45 FAR, where a .32 FAR is permitted; 4) Slope Use Permit to allow site work that will result in 236 cubic yards of grading on a lot with an average slope of 18%; 5) Variance to the 6-foot side yard setback to allow a new wood deck over an existing patio up to the south side lot line, and to increase the height of the retaining wall on the lot line to maintain required railing height. *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.*

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

[Click Here to review Late Mail Letter from Cvengros \(Applicant\)](#)

[Click Here to review Late Mail email from 215 Alexander Avenue](#)

[Click Here to review Late Mail email from Historic Architect to Cvengros \(Applicant\)](#)

OTHER BUSINESS

1. Approval of Minutes – [October 13, 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.