



**AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, November 10, 2020**

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

<https://zoom.us/j/97940372288>

**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/97940372288>

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

- [DR #20-28; 41 Madrone Avenue, \(APN: 021-112-45\); Sarah Reeves, Applicant; Devin Dixon and Todd Schneider; Owners; R-1 \(First Residential\) Zoning District.](#) Applicant requesting Design Review approval to allow construction of a two-story addition totaling 190 square feet on the front elevation (facing Madrone Ave) of an existing single-family residence. *CEQA Status: Categorically Exempt pursuant to Section 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines.***

Recommendation: Conditional Approval.

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

PUBLIC HEARING ITEMS

2. [DR/EXCEPT/FHE #20-29; 99 Dartmouth Drive \(APN: 020-113-01\); Norah Frei Architect, Applicant; Stephanie and Ron Wolf, Owners; R-1 \(First Residential\) Zoning District.](#) Applicant is requesting the following permits to construct a one-story addition to an existing single-family, one-story home and relocated a fence into the required 15-foot front yard setback. 1) Design Review (DR); 2) Exception Permit (EXC) to allow a larger window opening in a wall with a nonconforming street side setback; 3) Fence Height Exception (FHE) to locate a fence up to approximately 6 feet from the front lot line, and 9 feet from back of sidewalk, where 15 feet is required by code. *CEQA Status:* Categorically Exempt pursuant to Sections 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

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

[Click here for Fence Detail](#)

- [Late Mail 11/10/20](#)

3. [DR 20-36; 2233 Larkspur Landing Circle, Farmshop Restaurant \(APN: 018-191-01\); Haideh Sobhi, Chrome Architecture, Applicant; Marin Country Mart LLC, James Rosenfield, Property Owner; PD \(Planned Development\) Zoning District.](#) Applicant is requesting Design Review approval to modify the roofline of Building No. 3 in the Marin Country Mart commercial center to extend a permanent roof over the restaurants existing outdoor dining area, located in the central courtyard. *CEQA Status:* Categorically Exempt pursuant to Sections 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

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

BUSINESS ITEMS

1. [Adoption of findings for approval for application DR/FAR/SUP/V #19-38 at 8 Loma Vista Avenue \(APN: 021-231-10\),](#) proposing new additions (including a new detached garage) 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. The Planning Commission acted to approve this application on October 27, 2020.
2. [Approval of Minutes – October 27, 2020](#)
3. 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.