



**AGENDA – Meeting of the Larkspur Zoning Administrator
1:00 PM, Tuesday December 1, 2020**

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

<https://zoom.us/j/95294417414>

**Or Call In:
+1 (669) 900-9128
Webinar ID: 952 9441 7414**

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/95294417414>

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 20-31; 65 Corte Toluca, Greenbrae (Larkspur); APN: 070-241-10; Tyreus Design Studio, Applicant; Gregory and Virginia Partridge, Owners; R-1 (First Residential) Zoning District. Request for the following permits to allow interior remodeling and expansion of the floor area within the basement storage and crawlspace of an existing two-story single-family home. The proposed expansion is contained within the home's existing footprint: 1) Design Review; 2) Floor Area Ratio Exception, to expand the existing 2715 sq. ft. with a 0.33 FAR to 2,942 and a 0.36 FAR where 2,485 sq. ft. and a 0.30 FAR is permitted due to the slope of the lot.**

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

- 2. DR/UP 20-37; 2050 Redwood Highway, Greenbrae (Larkspur); APN: 021-261-18; Ms. Leilani Aipa, Synergy Engineers, Applicant (on behalf of T-Mobile); PG&E, Property Owner; L-1 (Light Industrial) Zoning District. The applicant is requesting the following permits to update and expand an existing T-Mobile wireless cellular facility. Improvements include replacement of existing ground based equipment and three antennas and installation of six additional antennas (for a total of 9), all to be mounted on one existing utility pole within the PG&E substation: 1) Design Review; 2) Conditional Use Permit for the operation and expansion of the existing cellular facility.**

[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:

<https://www.ci.larkspur.ca.us/829/Pending-Applications>

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.