



AGENDA – Meeting of the Larkspur Zoning Administrator

1:00 PM Monday, August 23, 2021

VIA TELECONFERENCE ONLY

Join the meeting at:

<https://us06web.zoom.us/j/8694830554>

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Or Call In:

+1 (669) 900-9128

Webinar ID: 869 4830 5540

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://us06web.zoom.us/j/86948305540>

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 by 5:00 PM the day before the meeting.
2. Select the "Raise Hand" icon in the Zoom meeting or dialing *9 if calling into the meeting.

AGENDA ITEM

1. **DR/FAR 21-29; 78 Diane Lane, Larkspur; APN: 021-204-16; Pacific Design Group, Applicant; Nick and Monica Operbeck, Property Owner; R-1 (First Residential) Zoning District.** Applicants are seeking approval of the following permits to allow for the enclosure of an existing ground-story covered porch located at the northeasterly rear corner of the residence: 1) Design Review (DR); 2) Floor Area Ratio Exception (FAR) to add 178 sq. ft. feet, increasing the home from 2,108 square feet and a 0.45 FAR, to 2,282 and a 0.49 FAR where 1,856 square feet and a 0.40 FAR is the standard permitted by code. *CEQA: Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301, Class 1 – Existing Facilities.*

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

2. **UP 21-32; 151 Bon Air Center; APN: 022-040-45; Elit Naach Academy, Applicant; Bon Air LP Property Owners; PD (Planned Development) Zoning District.** Applicants are requesting approval of a Conditional Use Permit to allow the operation of pre-scheduled after-school dance classes for children 2-18 years, and to offer morning and evening adult dance classes. Youth classes will largely take place Monday through Friday between 3:00 pm to 6:30 pm. Adult classes will largely take place Monday through Friday from 9:00- 11:00 and 6:30 to 9:00 pm. *CEQA: Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1 - Existing Facilities.*

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

Availability of Documents: The full record for the above listed applications 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.