

**CITY OF LARKSPUR  
NOTICE OF PLANNING COMMISSION  
PUBLIC HEARING**

**APPLICANT:** Geoffrey Butler, Architect  
**PROPERTY OWNER:** Jessica and Carlo Serafini  
**PROPERTY ADDRESS:** 8 Heather Way  
**ASSESSOR'S PARCEL:** 021-203-07  
**ZONING DISTRICT:** R-1 (First Residential)  
**PROJECT NAME/NUMBER:** DR/FAR/V 22-13

**ACTION REQUEST:**

The applicant is requesting the following permits to construct a 193 square-foot addition to an existing 2,125 square-foot single-story residence on a 5,500 square-foot lot:

- **Design Review (DR)**
- **Floor Area Ratio (FAR) Exception** to permit a 2,402 square foot residence with a 0.44 FAR where 2,200 and a 0.40 FAR are permitted by code.
- **Setback Variance (V)** to permit the relocation and reconstruction of the garage in the required front and side yard setbacks.
- **Lot Coverage Variance (V)** to permit 54% lot coverage where 40% is allowed by code.

**ENVIRONMENTAL IMPACTS:** This project has been found to be exempt from environmental review under Categorical Exemption 15301, Class 1-Existing Facilities of the CEQA Guidelines.

**HEARING BODY:** Planning Commission  
**TIME:** 7:00 PM  
**DATE:** September 27, 2022  
**PLACE:** Virtual Teleconference (via Zoom Webinar)

**TO PARTICIPATE OR WATCH THE PUBLIC HEARING:** The Agenda will be available on the City website the Friday afternoon prior to the hearing date and will contain links to the Zoom Webinar meeting. You may find the agenda using the following link: <https://www.ci.larkspur.ca.us/288/Agendas-and-Minutes>

**View Project Plans and Materials at:** <https://www.ci.larkspur.ca.us/829/Pending-Applications>

For further information please call Jackie Oneal, Associate Planner at 415-927-5027, or by email at [joneal@cityoflarkspur.org](mailto:joneal@cityoflarkspur.org) or you may review the application materials on file in the Planning Department.

If you challenge this application in court, you may be limited to raising only those issues you or someone else raised during the public hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing (Government Code, Sec. 65009 (b) [2]).

Access to Meetings: Meeting facilities are accessible to persons with disabilities. If you require special assistance, please contact any staff member prior to the meeting. An interpreter for the deaf will also be made available upon request to the staff at least five days prior to the meeting.

Date: September 15, 2022

Jackie Oneal  
Associate Planner, City of Larkspur

City of Larkspur  
Planning and Building Department  
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