



AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, June 9, 2020

VIA TELECONFERENCE ONLY
Join the meeting at:

<https://attendee.gotowebinar.com/register/7206335954747922704>

Or Call In Listen-Only Mode:
+1 (914) 614-3221
Access Code: 989-179-065

Ignatius Tsang, Vice-Chair

Laura Tauber, Chair

Todd Ziesing

Brock Wagstaff

Daniel Kunstler

Due to Coronavirus (COVID-19), the April 28, 2020, 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://attendee.gotowebinar.com/register/7206335954747922704>

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. Registering for the meeting and selecting the Raise Hand icon in your control panel during the meeting.**

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

- 1. [DR/FAR/SUP #19-53; 11 Orange Avenue, \(APN: 021-081-06\); Keith Fontana, Fontana Construction, Applicant/Owner; R-1 \(First Residential\) Zoning District.](#) Applicants are requesting permits to demolish two existing dilapidated residential structures and the existing driveway, and construct a new 2,404 (net) square foot two-story home, with a basement level two-car garage and workshop, on an existing 6,759 square foot parcel: 1) Design Review (DR); 2) Floor Area Ratio (FAR) Exception to allow construction of a 2,404 net square foot residence and a 0.40 FAR where 1,825 and a 0.27 FAR is permitted due to the slope of the lot. NOTE: The additional 1,080 sq. ft. basement level is 50% or more below grade and exempt from inclusion in the floor area ratio; and, 3) Slope Use Permit (SUP) to allow 670 cubic yards (CY) of site grading (545 CY of excavation, 125 CY of fill, and 545 CY to be off-hauled). *CEQA Status: Categorically Exempt pursuant to Section 15303 (a), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.* **Note: This application was continued during the public hearing of May 26, 2020****

[Click here to review the revised Project Plans.](#)

2. [DR 20-13; 28 Via La Brisa, \(APN: 022-272-07\); Eric Layton, Patriarch Architecture, Applicant; Lisa Leigh, Property Owner; R-1 \(First Residential\) Zoning District.](#) Applicant is requesting Design Review (DR) to allow removal of a second story solarium and its replacement with a conventional second floor addition. New improvements include extending the existing roofline and adding an additional 90 square feet (over and above the square footage of the existing solarium).

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

3. [DR/V/SIGN 2019-29; 2070 Redwood Highway, \(APN: 0230013-13\); Gary Semling, Stantec Architecture, Inc., on behalf of Chevron, Applicant; Vic Sossikian, Property Owner; L-1 \(Light Industrial\) Zoning District.](#) Applicants are requesting permits to re-image the existing Chevron fuel station, replace signage, reconfigure parking, and upgrade landscaping and exterior lighting: 1) Design Review (DR); 2) Sign Permit (SIGN)), to allow a coordinated sign program which allows some flexibility in number, placement and size of signs; 3) Variance (V), to allow a 20-foot tall freestanding pole sign where code limits freestanding signs to 10 feet in height. *CEQA Status: The proposed project is Categorically Exempt pursuant to Sections 15301(g), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.*

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

BUSINESS ITEMS

1. [Discussion regarding suggested amendment the Larkspur Municipal Code Section to expand the powers and duties of the Zoning Administrator.](#)
2. Approval of the [May 26, 2020 draft meeting minutes.](#)
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.