



**AGENDA - Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, August 11, 2020**

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

<https://zoom.us/j/91439964383>

**Or Call In:  
+1 (669) 900-9128  
Webinar ID: 914 3996 4383**

*Brock Wagstaff, Vice Chair*

*Laura Tauber, Chair*

*Natasha Chalmers*

*Daniel Kunstler*

*Jeffrey Swisher*

**Due to Coronavirus (COVID-19), the July 14, 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://zoom.us/j/91439964383>**

**You may submit public comment remotely by:**

- 1. Emailing [lk\\_planning@cityoflarkspur.org](mailto: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**

**PUBLIC HEARING ITEMS**

- [DR/FAR/V 20-22; 40 Holly Avenue, \(APN: 020-241-03\); Pamela Hayes, Applicant/Owner; R-1 \(First Residential\) Zoning District.](#) Applicant is requesting the following permits to substantially demolish and reconstruct an existing split level two-story residence. Proposed reconstruction includes a new main floor with a two-story expansion at the rear, extending approximately 4 feet beyond the existing primary rear building wall, and modern contemporary exterior design: 1) Design Review (DR); 2) Floor Area Ratio Exception (FAR) to substantially demolish an existing 3,112 sq. ft. residence with a 0.40 FAR and construct a substantially new residence of 2,986 sq. ft. and a .38 FAR, where a 2,408 sq. ft. and a 0.31 FAR is permitted by code due to the slope of the lot; 3) Variance (V) from the 20-foot front yard setback to permit the reconstructed residence to retain the existing 18-foot 4-inch front yard setback to the garage wall; 4) Variance (V) from the 6-foot side yard setback to permit the reconstructed residence to retain the existing 5-foot 4-inch yard setback from the west side lot line. *CEQA Status: The proposed project is Categorically Exempt pursuant to Sections 15301 (e) Class 3 of the California Environmental Quality Act (CEQA) Guidelines.* [Click here to review the project plans.](#)**

1. Approval of the [July 28, 2020 draft meeting minutes](#).
2. 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.