



**AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, November 24, 2020**

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

<https://zoom.us/j/95665776066>

**Or Call In:
+1 (669) 900-9128
Webinar ID: 956 6577 6066**

Brock Wagstaff, Vice Chair

Laura Tauber, Chair

Natasha Chalmers

Daniel Kunstler

Jeffrey Swisher

Due to Coronavirus (COVID-19), the 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/95665776066>

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.**

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

CONSENT CALENDAR

- [DR/EXCEPT/FHE #20-29; 99 Dartmouth Drive \(APN: 020-113-01\); Norah Frei Architect, Applicant; Stephanie and Ron Wolf, Owners; R-1 \(First Residential\) Zoning District.](#) Applicant is requesting the following permits to construct a one-story addition to a single-family residence and relocate a fence into the required 15-foot front yard setback. 1) Design Review (DR); 2) Exception Permit (EXC) to allow a larger window opening in a wall with a nonconforming street side setback; 3) Fence Height Exception (FHE) to locate a fence up to approximately 6 feet from the front lot line, and 9 feet from back of sidewalk. *CEQA Status:* Categorically Exempt pursuant to Sections 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines.**

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

2. [DR/FAR/V 20-27; 3 Garden Way \(APN: 021-211-10\); Pacific Design Group, Applicant; Erin and Brennan Wenck-Reilly, Property Owner; R-1 \(First Residential\) Zoning District.](#) Applicant is requesting the following permits to remodel an existing two-story residence, including the addition of a new front porch, converting attic/storage space to habitable space with a second story balcony, and new fern pine hedge row for privacy screening: 1) Design Review (DR); 2) Floor Area Ratio Exception (FAR) to increase the existing home from 2,033 square feet and a .39 FAR to 2,575 square feet and a .49 FAR, where a .40 FAR is permitted; 3) Variance (V) to allow a new covered entry in the required street side yard setback fronting Garden W; 4) Variance to allow a new upper level balcony in the required rear yard setback; 5) Fence Height Exception (FHE) to allow planting of a fern pine privacy screening along the northerly property line. *CEQA Status: Categorically Exempt pursuant to Sections 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines.*

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

3. [DR/FAR/SUP/V/HTR/FHE #19-49; 203 Hawthorne Avenue \(APN: 020-222-05\); Christopher Schrader Design, Applicant; William Webb and Gillian Schultz, Property Owners; R-1 \(First Residential\) Zoning District.](#) Applicant is requesting approval of the following permits to allow demolition an existing improvements and construction of a new, 1,792 square foot two-story single family residence on a 6,128 square foot flag lot with an average grade of 30%: 1) Design Review; 2) Floor Area Ratio Exception to construct a new single-family residence totaling 1,792 square feet and .29 FAR where 1,219 square feet and a .19 FAR is permitted by code due to the slope of the lot; 3) Slope Use Permit to allow site work that will result in 155 cubic yards of grading; 4) Variance to the on-site parking standards to allow two parking spaces in tandem on an open driveway, where four on-site spaces (one covered) is required by code; 5) Heritage Tree Removal Permit to allow excavation in close proximity to a 51" circumference Coast Live Oak and to allow both excavation and pruning of an 81.6" circumference Elm located on 207 Hawthorne Avenue. 6) Fence Height Exception Permit to attach a 6-foot fence on top of a retaining wall that ranges in height from 4 feet on the southerly lot line and 2-6 feet in height on the westerly lot lines. Overall fence height measure to bottom of retaining wall will range from 8 feet to 12 feet above grade. *CEQA Status: Categorically Exempt pursuant to Sections 15303 (a) Class 3 of the California Environmental Quality Act (CEQA) Guidelines.*

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

BUSINESS ITEMS

1. [Approval of Minutes – November 10, 2020](#)
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.