



AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, May 25, 2021

VIA TELECONFERENCE ONLY
Join the meeting at: <https://zoom.us/j/99831854340>

Or Call In:
+1 669 900 9128
Webinar ID: 998 3185 4340

Daniel Kunstler, Vice Chair

Brock Wagstaff, Chair

Laura Tauber

Jeffrey Swisher

Natasha Chalmers

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/99831854340>

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

PUBLIC HEARING ITEMS

- [DR/FAR/V #21-03; 30 Diane Lane \(APN: 021-204-04\); Pacific Design Group Architects, Applicant; Peter and Vanessa Costa, Owners; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to demolish an existing 1,669, sq. ft. single-story residence and construct new 2,264 sq. ft. two-story single-family residence with an attached single-car garage: 1) Design Review (DR); 2) Floor Area Ratio Exception (FAR) to construct a new single-family residence totaling 2,264 sq. ft. and a 0.50 FAR (rounded up from 0.495) where 1,826 sq. ft. and a 0.40 FAR is permitted by code; 3) Variance (V) to the on-site parking required for a new residence to provide three spaces (one in the garage and two in the driveway) where four on-site spaces are required by code; 4) Variance (V) to the minimum front yard setback for the front porch stairway to allow a 5-foot 4-inch setback where 9 feet is required; 5) Variance (V) to the lot coverage to permit of 42% (1,919 sq. ft.) where 40% 1,826 sq. ft. is permitted by code. *CEQA Status: Categorically Exempt pursuant to Sections 15303 Class 3 of the California Environmental Quality Act (CEQA) Guidelines.***

[Click Here to Review Project Plans](#)

2. [DR/FAR/V 21-06; 146 Madrone Ave \(APN: 021-081-08\); Norah Frei, Frei Design, Applicant; Tara Rooney and John Tullis, Owners; R-1 \(First Residential\) Zoning District.](#) Applicant is requesting the following permits to remodel and construct ground story and second story additions totaling 685 square feet to a single-family residence on a 4,479 square foot parcel: 1) Design Review (DR); 2) Floor Area Ratio Exception (FAR) to allow a total floor area of 2,032 sq. ft. with a 0.45 FAR, where 1,344 and a 0.30 FAR is permitted by code due to the slope of the lot; and 3) Variance (V) to maintain the current nonconforming condition with no on-site parking where code requires provision of four on-site parking spaces due to substantial renovation/additions to the residence. *CEQA Status: Categorically Exempt pursuant to Sections 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines.*

[Click Here to Review Project Plans](#)

BUSINESS ITEMS

1. [Appointment of Two \(2\) Planning Commissioners to Housing Steering Committee.](#)
2. [Approval of Minutes – April 27, 2021](#)
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.