



AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, July 27, 2021

VIA TELECONFERENCE ONLY
Join the meeting at: <https://us06web.zoom.us/j/86728714437>

Or Call In:
+1 669 900 9128
Webinar ID: 867 2871 4437

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://us06web.zoom.us/j/86728714437>

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

- 1. [DR/SUP/FHE/HTR 21-15; Barbara Chambers, Chambers and Chambers Architects; Noelle Lo, Owner; R-1 First Residential Zoning District](#). Applicant is requesting the following permits to allow substantial renovation of an existing two-story residence, including a two-story addition at the rear of the home totaling 2,202 square feet, demolition of the existing pool and construction of a new swimming pool, and landscape improvements on an existing 23,062 square foot parcel: 1) Design Review (DR); 2) Slope Use Permit (SUP) to allow grading totaling 554 cubic yards (222 cubic yards of cut and 332 cubic yards of fill, including 110 cubic yards of imported soil) on a parcel with an average slope of 19%; 3) Fence Height Exception (FHE) to allow a new 6-foot fence within the 20-foot front yard setback where 42 inches is permitted by code; and, 4) Heritage Tree (HT) Removal Permit for one 113-inch Poplar tree (tree #1) and one 88-inch California Bay Laurel tree (tree #5) to accommodate new landscaping, pool, and defensible space.**

[Click Here to Review the Project Record, Plans and Late Mail](#)

2. [DR/FAR/HTR 20-34; 224 Hawthorne Ave; APN: 020-251-19; Jaron Eliopoulos and Jenna Leff, Applicants/Owners; R-1 \(First Residential\) Zoning District](#). Applicants are requesting the following permits to allow demolition of an existing dilapidated residence, extensive site work and construction of a new two-story single-family home with landscaping: 1) Design Review (DR); 2) Floor Area Ratio Exception to allow a new home of 2,127 square feet and a 0.42 FAR where 1,484 square feet and a 0.29 FAR is permitted due to the slope of the lot; 3) Variance to the required on-site parking standards to allow three parking spaces (one covered), where four parking spaces are required for a new single-family residence; 4) Heritage Tree (HT) Removal Permit to allow removal of four heritage sized trees including one 113-inch circumference Canary Island Palm, two coast live oaks measuring 52 and 55 inches in circumference, and one 82.5-inch circumference Monterey pine.. *CEQA Status: This project has been found to generally comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Structures and, therefore, has been determined to be exempt from environmental review under Categorical Exemption 15331, Class 31 of the CEQA Guidelines.*

[Click Here to Review the Project Record, Plans and Late Mail](#)

BUSINESS ITEMS

1. Presentation on Regional Housing Needs Allocation (RHNA) and Program for 2024-2032 Housing Element (Planning Director to give Power Point Presentation)
2. Approval of Minutes – [July 13, 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.