



**AGENDA - Meeting of the Larkspur Planning Commission**  
**7:00 p.m., Tuesday, August 24, 2021**

**VIA TELECONFERENCE ONLY**

**Join the meeting at:**

<https://us06web.zoom.us/j/87895242835>

**Or Call In:**

**+1 669 900 9128**

**Webinar ID: 878 9524 2835**

*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/87895242835>**

**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**

[Late mail – Kevin Carroll – Housing Element Steering Committee](#)

**PLANNING DIRECTOR'S REPORT**

**CONSENT CALENDAR**

- [DR/FAR/V #21-25; 51 Frances Ave.; APN: 020-063-11; Geoffrey Butler, Applicant; Dan and Ann Orsine, Owners; R-1 \(First Residential\) Zoning District.](#)** Applicant is requesting the following permits to remove the existing front porch roof, construct a new front entry adding 56 square feet, and a new covered front porch on an existing single-family residence: 1) Design Review (DR); 2) Floor Area Ratio Exception (FAR) to increase the existing 3,123 sq. ft. residence with a 0.50 FAR to 3,179 sq. ft. and a 0.51 FAR where 2,480 and a 0.40 FAR is permitted by code; 3) Variance (V) to the front yard setback to allow the proposed entry addition to be provided a 12-foot setback, the porch roof an 7- foot 8 inch setback and stairway 5.75-foot setback (measured to front lot line), where a 15-footsetback to building wall, and 9-foot setback to the porch roof/stairway is required for this lot.; 4) Variance (V) to lot coverage to increase the existing lot coverage from 42% to 43% where 40% is permitted by code. *CEQA Status:*

*Categorically Exempt pursuant to Section 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines.*

[Click Here to Review the Plans, Materials and any Late Mail](#)

## **PUBLIC HEARING ITEMS**

2. [DR/FAR/V #21-03; 30 Diane Lane; APN: 021-204-04; Pacific Design Group, Applicant; Peter and Vanessa Costa, Owners; R-1 \(First Residential\) Zoning District.](#) Applicant is requesting the following permits to demolish an existing 1,669, sq. ft. single-story residence and construct new 2,260 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 2,260 sq. ft. and a 0.50 FAR 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. *CEQA Status: Categorically Exempt pursuant to Section 15303 Class 3 of the California Environmental Quality Act (CEQA) Guidelines.*

[Click Here to Review the Plans, Materials and any Late Mail](#)

3. [DR/SUP #21-04; 66 Ardmore Road; APN: 021-121-27; Marco Perella, Marco Design Group, Applicant; Erik and Ali Witte, Owners; R-1 \(First Residential\) Zoning District.](#) Applicants are requesting the following permits to allow removal of three existing retaining walls, deck and stairs, centrally located on the parcel, and construction of a new swimming pool (partially in grade and partially above grade) with surrounding deck, a new 2-foot 8-inch retaining wall, and various landscape improvements, on an existing 16,952 square foot parcel: 1) Design Review (DR); 2) Slope Use Permit (SUP) to allow grading totaling 123 cubic yards (123 cubic yards of cut) on a parcel with an average slope of 37%. *CEQA Status: Categorically Exempt pursuant to Section 15303 Class 3 of the California Environmental Quality Act (CEQA) Guidelines.*

[Click Here to Review the Plans, Materials, and any Late Mail](#)

## **BUSINESS ITEMS**

1. Planning Commission to review Operating Procedures for on-line public hearings regarding time-limits for speakers and video access by speakers.
2. Approval of Minutes – [July 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.