



**AGENDA - Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, June 14, 2022**

**VIA TELECONFERENCE ONLY**

**Join the meeting at: <https://us06web.zoom.us/j/84895058579>**

**Or Call In:**

**+1 669 900 9128**

**Webinar ID: Webinar ID: 848 9505 8579**

*Natasha Chalmers, Vice Chair*

*Daniel Kunstler, Chair*

*Brock Wagstaff*

*Jeffrey Swisher*

*Laura Tauber*

**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/84895058579>**

**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 ITEM**

- [DR/FAR/SUP/V #20-38; Edward White, McCoppin Studios; Autumn Frazier and Ryan Gibson, Property Owners; 15 Owlswood Drive; Assessor's Parcel: 021-142-02; R-1 \(First Residential\) Zoning District.](#) Applicant is requesting the following permits to remodel and permit an addition and raised patio on a supportive retaining wall at the southerly side of this single-family residence on an 8,135 square foot lot: 1) Design Review (DR); 2) Floor Area Ratio (FAR) Exception to permit the addition of 204 square feet to the existing 2,358 square-foot single-family residence for a total of 2,562 square-feet, resulting in an FAR of 0.31 where 0.16 FAR is permitted by code due to the 34% slope; 3) Slope Use Permit (SUP) to permit 82 cubic yard of site grading (84 cubic yards excavation, 2 cubic yards of fill and 82 cubic yard of off haul); 4) Variance (V) to permit reduction of the existing nonconforming natural state of 52% to the proposed 47% where 59% is required by code; 5). Variance (V) to permit a garage roof overhang to extend 3'-8" from the street side property line where a seven (7) foot minimum clearance is required by code. *CEQA Status: This project has been found be exempt from environmental review under Categorical Exemption 15301, Class 1-Existing Facilities of the CEQA Guidelines.***

**[Click here to review the project plans and materials – including late mail \(if any\).](#)**

2. [DR/FAR/SUP/V/HT 21-50; 24 Laurel Avenue; APN: 021-084-04; Stewart Summers Architect, Applicant; David and Shelia Hollander, Owners; R-1 \(First Residential\) Zoning District.](#) Applicant is requesting the following permits to demolish all existing improvements, substantially grade the site including the removal of most trees and vegetation, to facilitate the construction of a driveway access and a new three-story single-family residence on an 11,021 square foot lot: 1) Design Review (DR); 2) Floor Area Ratio (FAR) Exception to permit a new 4,258 square foot residence with a .39 FAR where .30 FAR is permitted by code. Floor area calculations exclude a proposed ADU and portions of the garage and first floor that are greater than 50% or more below grade; 3) Slope Use Permit (SUP) to permit construction of a new three-story residence on a ridgeline and an estimated 1,160 cubic yard of site grading (1,140 cubic yards excavation, 20 cubic yards of fill and 1,120 cubic yard of off haul); 4) Variance (V) to permit three on-site parking spaces in compliance with code where four are required; 5) Variance (V) to permit the driveway paving (including turf block) to cover greater than 50% of the total front yard area. 6) Heritage Tree Removal (HT) to allow removal of seven heritage sized trees, including two Coast Live Oaks fronting the lot (84 and 91 inches circumference), three Blackwood Acacias in the north side yard (202, 84 and 75 inches circumference), one Douglas Fir in rear yard (126 inches circumference) and one Coast Redwood in south side yard (173 inches circumference). *CEQA Status:* This project has been found be exempt from environmental review under Categorical Exemption 15301, Class 1-Existing Facilities of the CEQA Guidelines.

[Click here to review the project plans and materials – including late mail \(if any\)](#)

## **BUSINESS ITEMS**

1. Approval of Minutes – [May 24, 2022](#)
2. Planning Commissioners' Reports.

## **ADJOURNMENT**

**Availability of Documents:** Any writings, late mail 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 link provided with each application (above) or by using the link below:

<https://www.ci.larkspur.ca.us/829/Pending-Applications>

**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.