



**AGENDA - Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, August 23, 2022**

**VIA TELECONFERENCE ONLY**

**Join the meeting at: <https://us06web.zoom.us/j/83955005282>**

**Or Call In:**

**+1 669 900 9128**

**Webinar ID: 839 5500 5282**

*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/83955005282>**

**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/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 4,043 square foot residence with a .37 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 grade and estimated 1,160 cubic yards (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 six 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 15303, Class 3-New Facilities of the CEQA Guidelines. (Continued from 8/09/22)

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

2. [DR/FAR/SUP/V/HT EXCEPT 21-45; 10 Walnut Avenue; Polsky Perlstein Architect, Applicant; Anton Haramis, Property Owner; R-1 \(First Residential\) Zoning District.](#) Applicant is requesting the following permits to substantially demolish, remodel and construct new additions to and existing multi-story nonconforming single-family residence and accessory dwelling unit, and to demolish and construct a new detached (enclosed) two-car garage with attached (open) carport and an understory spa/gym below on a 17,620 square foot lot: 1) Design Review (DR); 2) Floor Area Ratio (FAR) Exception to permit expansion of the existing 4,082 sq. ft. residence with a .23 FAR to 5,265 sq. ft. (includes garage/carport) with a .31 FAR where 850 sq. ft. house and 400 sq. ft. garage are permitted by code due to the 45% average slope; 3) Slope Use Permit (SUP) to permit an estimated 65 cubic yards of site grading; 4) Height Exception Permit to allow remodeling and additions that exceed 60% of the value while retaining the existing nonconforming 42-foot height of this multi-story residence; 5) Variance (V) to the height limit to allow new additions to the residence, and changes to the existing roofline, that would exceed the 30-foot height limit at various locations; 6) Variance (V) to the 15-foot height limit for an accessory structure, to allow a new two-story garage and carport that will measure approximately 26 feet 8 inches in height; 7) Variance (V) to the 20-foot front yard setback to permit a two-story garage in the setback with residential improvements below including a gym area and spa; 8) Variance (V) to construct an addition that would expand an existing two-bedroom second unit totaling 1,099 square feet to 1,171 square feet where code limits two-bedroom ADU's to a maximum of 1,000 square feet. This application will legalize the ADU as there is no record of City authorization; 9) Fence Height Exception (FHE) to allow a 6-foot-tall fence and entry gate within the front yard that extends into the Walnut Avenue public right-of-way. *CEQA Status: This project has been found to 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 – August 9, 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.