

**CITY OF LARKSPUR
NOTICE OF PLANNING COMMISSION
PUBLIC HEARING**

APPLICANT: Zwick Architects
PROPERTY OWNER: Elyse Stratton
PROPERTY ADDRESS: 337 Madrone Ave.
ASSESSOR'S PARCEL: 021-043-15
ZONING DISTRICT: R-1 (First Residential)
PROJECT NAME/NUMBER: H/DR/FAR/V 22-19

ACTION REQUEST:

Applicant proposes to remodel and expand the floor area of this nonconforming historic residence by raising residence up approximately 2 ft. 6 in. in height and grading below the northerly end to create a full habitable lower floor. Required permits for this proposal include:

- **Heritage Review**
- **Design Review**
- **Floor Area Ratio Permit** – To expand the existing 668 square foot residence with a 0.22 FAR by raising it up approximately 2.5 feet and creating a full lower floor with habitable floor space. Total floor area would be approximately 1,259 square feet with a 0.41 FAR. Floor area total deducts approximately 77 square feet as this area is more than 50% below grade.
- **Slope Use Permit (SUP)** to permit excavation below the residence on a lot with an average slope of 28%. Gracing quantities are estimated to total 36 cubic yards of excavation and off-haul.
- **Variance** to the side yard setback to allow the nonconforming home to be raised and new habitable floor space created below which abuts the side lot line, where 5-foot setback is required by code.
- **Variance** to the rear yard setback to allow the nonconforming home to be raised and new floor space to be created below which abuts the rear lot line, where a 15-foot rear yard setback is required by code.

ENVIRONMENTAL IMPACTS: 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.

HEARING BODY: Planning Commission
TIME: 7:00 PM
DATE: October 11, 2022
PLACE: Virtual Teleconference (via Zoom Webinar)

TO PARTICIPATE OR WATCH THE PUBLIC HEARING: The Agenda will be available on the City website the Friday afternoon prior to the hearing date and will contain links to the Zoom Webinar meeting. You may sign up to attend the hearing using the following link: <https://www.ci.larkspur.ca.us/288/Agendas-and-Minutes>

View Project Plans and Materials at: <https://www.ci.larkspur.ca.us/829/Pending-Applications>

For further information please call *Kristin Teiche* at 927-5026, or by email at kteiche@cityoflarkspur.org or you may review the application materials on file in the Planning Department during counter hours Monday or Wednesday mornings between 9:00 am – 12:00 pm.

If you challenge this application in court, you may be limited to raising only those issues you or someone else raised during the public hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing (Government Code, Sec. 65009 (b) [2]).

Access to Meetings: Meeting facilities are accessible to persons with disabilities. If you require special assistance, please contact any staff member prior to the meeting. An interpreter for the deaf will also be made available upon request to the staff at least five days prior to the meeting.

City of Larkspur
Planning and Building Department
400 Magnolia Avenue, Larkspur CA 94939