



**AGENDA – Meeting of the Larkspur Zoning Administrator
3:00 PM, Thursday, March 22, 2021
VIA TELECONFERENCE ONLY**

Join the meeting at: <https://zoom.us/j/99733458522>

Or Call In:
+1 (669) 900-9128
Webinar ID: 997 3345 8522

Kristin Teiche, Zoning Administrator

Due to Coronavirus (COVID-19), the Zoning Administrator 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://zoom.us/j/99733458522>

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.**

AGENDA ITEM

1. **DR 21-07; 14 Elizabeth Circle, Greenbrae (Larkspur); APN: 022-722-01; Mathew Sandberg, Applicant/Owner; PD (Planned Development) Zoning District.** The applicant is requesting Design Review to allow the addition of a second-floor roof dormer on the south elevation (above the garage) facing Laderman Lane. The proposed roof dormer will add 95 square feet, increasing the existing 2,428 square foot residence to 2,523 square feet and the FAR from .48 to .50 as permitted under the Precise Plan approval (Ordinance No. 716). *CEQA: Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301, Class 1 – Existing Facilities*

[Click the link here to review the project plans.](#)

2. **DR/FAR 21-14; 264 Via La Cumbre, Greenbrae (Larkspur); APN: 070-273-30; Jennifer Doucette, Applicant/Owner ; R-1 (First Residential) Zoning District.** The applicant is requesting approval of the following permits to allow a 128 square-foot ground story addition to the front (west) facing elevation to expand the master bedroom and bathroom: 1) Design Review (DR); 2) Floor Area Ratio (FAR) to allow expansion of the existing 2,282 sq. ft. residence with a .030 FAR to 2,356 square feet and a .32 FAR where 2,012 and a 0.27 FAR is permitted due to the slope of the lot.

[Click the link here to review the project plans.](#)

Availability of Documents: Any reports or project plans provided to the Zoning Administrator regarding an item on this agenda are available for public inspection on the City website by clicking on the highlighted links above or by using the following link:

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

Appeal Period: The Zoning Administrator decision may be appealed by notifying the City Clerk's Office in writing, within 10 days of the decision. The written appeal must identify the reason for the appeal and note wherein the Zoning Administrator'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 listed above 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 City Clerk at 927-5002 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.