



**Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, March 24, 2020
Larkspur City Council Chambers
400 Magnolia Avenue, Larkspur, CA**

Ignatius Tsang, Vice-Chair

*Laura Tauber, Chair
Brock Wagstaff*

*Todd Ziesing
Daniel Kunstler*

Due to Coronavirus (COVID-19), the March 24, 2020, regular Planning Commission meeting will now occur via teleconference. All Planning Commissioners 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. Join or watch the meeting remotely by registering at the following link:

<https://attendee.gotowebinar.com/register/6545935185075779851>

[Click here for more information on how to attend the meeting.](#)

You can also submit public comment remotely by:

1. Emailing LK_Planning@cityoflarkspur.org prior to 5:00 P.M. on the day of the meeting.
2. Submitting an eComment form at <http://www.cityoflarkspur.org/comment> during the meeting.
3. [Registering for the meeting](#) and selecting the Raise Hand icon in your control panel during the meeting.

In response to Executive Order N-29-20, the City of Larkspur will not offer an in-person meeting location for the public to attend for the duration of the Order. Please see the above information on how to attend the meeting via teleconference.

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

CONSENT CALENDAR

Please Note: Items listed here as Consent Calendar Items are considered routine and will be acted upon collectively by one motion adopting the Planning Department's recommendation unless a member of the public, the Commission, or its staff asks to remove an item to discuss it. Prior to the motion, the Chair of the Commission will ask if anyone wishes to remove an item from the Consent Calendar.

1. [DR/FAR/V #19-50; 3 Heather Way \(APN: 021-212-13\); Norah Frei, Frei Design, Applicant; Melissa and Gerry Hardiman, Owners; R-1 \(First Residential\) Zoning District.](#) Request for following permits to construct first and second story additions totaling 552 square feet to an existing two-story 2,509 square foot home (including garage): 1) Design Review (DR); 2) Floor Area Ratio (FAR) to allow a residence totaling 3,061 sq. ft. with a 45% FAR where 2,727 sq. ft. and .40 FAR is permitted by code; 3) Variance (V) to the front yard setback to allow the proposed lower level

addition to be setback up to 15 feet 2 inches from the front lot line where 20 feet is required by code. This project otherwise complies with applicable zoning regulations.

Recommendation: Continue to the April 14, 2020 per the request of the project applicant.

2. [DR/FAR #20-06; 15 Tamalpais Avenue \(APN: 021-071-36\); Ted Bonneau, OXB Studio, Applicant; Dana and Brian Cole, Owner; R-1 \(First Residential\) Zoning District.](#) Request for the following permits to allow two minor single-story additions at grade, totaling approximately 92 square feet, new dormer rooflines, removal of an existing chimney and an extension of an existing south-facing deck with a new trellis above: 1) Design Review (DR); 2) Floor Area Ratio Exception (FAR) to add 92 square feet increasing the home floor area from 3,916 square feet to 4,008 square feet and a .22 FAR, where .18 FAR is permitted due to the slope of the lot. The proposed addition otherwise complies with all applicable zoning regulations. *CEQA Status: Categorically Exempt pursuant to Section 15301(e), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.*

Click [here](#) to view plans.

Recommendation: Approve subject to findings and conditions provided in report.

BUSINESS ITEMS

1. [Adoption of conditions and findings of approval for application DR/FAR/V #19-47,](#) requesting permits to gain approval of existing conditions and modify and repair a noncompliant pool deck structure, trellis and outdoor kitchen at 205 Birch Avenue (APN 021-214-192). Note: The Planning Commission acted to approve the application on February 25, 2020.
2. [Approval of the February 25, 2020 draft meeting minutes.](#)
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, during normal business hours, at the Customer Service Counter at City Hall located at 400 Magnolia Avenue, Larkspur, CA and in the Larkspur Library, located at the same address.

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.

The Larkspur Planning Commission will hear the item(s) on this agenda in the Council Chambers, Larkspur City Hall, 400 Magnolia Avenue, Larkspur.