

**NOTICE OF
ZONING ADMINISTRATOR
PUBLIC HEARING
CITY OF LARKSPUR**

APPLICANT: Taylor Yang Architects
OWNER: Peter & Ellen Whalen
PROPERTY ADDRESS: 71 La Cuesta Drive, Larkspur
ASSESSOR'S PARCEL NO.: 070-262-07
ZONING DISTRICT: R-1 (First Residential District)
PROJECT NUMBER: DR/FAR #20-42

ACTION REQUEST: The applicant is requesting the following permits to allow construction to construct a dining room addition and enclose and existing covered porch resulting in a gain of 148 sq. ft.

- **Design Review** of exterior additions and improvements.
- **Floor Area Ratio Exception** to increase floor area from 3,351 sq. ft. and 25.4% FAR to 3,499 sq. ft. and 26.5% FAR, where 2,775 sq. ft. and 21% FAR is allowed by code due to the slope of the lot.

ENVIRONMENTAL STATUS: Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301, Class 1 – Existing Facilities.

HEARING BODY: Zoning Administrator
TIME: 1:00 PM
DATE: February 11, 2021
PLACE: Zoom Webinar (Teleconference)

TO PARTICIPATE OR WATCH THE PUBLIC HEARING: The Zoning Administrator Agenda with links to the webinar public hearing and the project plans will be available on the City website the Friday afternoon prior to the hearing date. Please sign up to attend the meeting at least five minutes prior to the start time. You can access the Agenda page of the City website by using the following link:

<http://www.cityoflarkspur.org/288/Agendas-and-Minutes>

You may access the project plans and materials at any time by using the following link to the City website:
<https://www.ci.larkspur.ca.us/829/Pending-Applications>

For further information please call Aaron Matthews, Assistant Planner, at (415) 927-5025 or email amatthews@cityoflarkspur.org.

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.

Posting Date: 1/26/2021

NEAL TOFT
PLANNING AND BUILDING DIRECTOR

DR/FAR #20-42
City of Larkspur
400 Magnolia Ave.
Larkspur, CA 94939