

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

APPLICANT/OWNER: Eric Rogers, Wagstaff + Rogers Architects/ Tyler Blum & Michelle Meier
PROPERTY ADDRESS: 36 Chanticleer Ave
ASSESSOR'S PARCEL: 021-211-02
ZONING DISTRICT: R-1 First Residential
PROJECT NAME/NUMBER: DR/FAR/V #23-16

ACTION REQUEST: The applicant is requesting the following permits to allow for the construction of a 174-square-foot ground-floor addition and a new 353-square-foot second-story addition to an existing 1,545-square-foot single-story, single-family residence:

- **Design Review (DR)**
- **FAR Exception (FAR) – Applicant requests FAR of .48 where .40 is max permitted by Code and existing FAR is .38**
- **Variance to Requirement for Guest Parking (V) - No guest parking is proposed**
- **Variance to Required Front Yard Setback (V) - Applicant proposes to raise wall/plate heights in an existing nonconforming setback**
- **Variance to Required Easterly Side Yard Setback (V) - Applicant proposes to raise wall/plate heights in an existing nonconforming setback**
- **Variance to Allowable Lot Coverage (V) - Applicant requests lot coverage of .48 where .40 is max permitted by Code and existing lot coverage is .64**

HEARING BODY: Planning Commission
TIME: 7:00 PM
DATE: May 9, 2023
PLACE: Larkspur City Council Chambers, 400 Magnolia Avenue

TO PARTICIPATE OR WATCH THE PUBLIC HEARING:

The meeting will be held in person. Teleconference participation in the meeting via Zoom is offered as a courtesy to the public. If no members of the Planning Commission are attending the meeting via teleconference, and a technical error or outage occurs on the teleconference feed, the Planning Commission will continue the meeting in public in the Larkspur City Council Chambers. 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: <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>. Staff reports will be posted as they are completed by Friday prior to the meeting. For further information please call Jackie Oneal, at (415) 927-5027 or email at joneal@cityoflarkspur.org. You may review the application materials using the above link or at City Hall, second floor, during office hours.

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
Community Development Department
Planning Project #23-16
400 Magnolia Avenue, Larkspur CA 94939