

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

APPLICANT/OWNER: Ms. Pamela Hayes
PROPERTY ADDRESS: 40 Holly Avenue, Larkspur
ASSESSORS PARCEL NO.: 020-241-03
ZONING: R-1 First Residential District
PROJECT NAME/NUMBER: DR/FAR/V #20-22

ACTION REQUEST: Applicant is requesting the following permits to substantially demolish and reconstruct an existing two-story residence. Demolition includes removal of the main floor and roof, including a projecting two story element off the rear, but retention of the garage walls and lower floor. Remodeling includes a reconstruction of the main floor with a two-story expansion at the rear, that extends approximately 4 feet beyond the existing primary rear building wall, a new flat roof, and modern contemporary design:

- **Design Review (DR):** of additions and exterior alterations.
- **Floor Area Ratio Exception (FAR)** to substantially demolish an existing 3,112 sq. ft. residence with a 0.40 FAR and construct a substantially new residence of 2,986 sq. ft. and a .38 FAR, where a 2,408 sq. ft. and a 0.31 FAR is permitted by code due to the slope of the lot.
- **Variance (V)** from the 20-foot front yard setback to permit the reconstructed residence to retain the existing 18-foot 4-inch front yard setback to the garage wall.
- **Variance (V)** from the 6-foot side yard setback to permit the reconstructed residence to retain the existing 5-foot 4-inch yard setback from the west side lot line.

ENVIRONMENTAL IMPACTS: The proposed project is Categorically Exempt pursuant to Sections 15301, of the California Environmental Quality Act (CEQA) Guidelines.

HEARING BODY: Planning Commission
TIME: 7:00 PM
DATE: August 11, 2020
PLACE: Virtual Teleconference (via Zoom Webinar)

TO PARTICIPATE OR WATCH THE PUBLIC HEARING: The Planning Commission Agenda with links to the public hearing and staff report 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 by using the following link:

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

For further information please contact Kristin Teiche at (415) 927-5026, or by e-mail at kteiche@cityoflarkspur.org Application plans and materials are linked to the legal notice posted on the City website.

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: July 29, 2020 NEAL TOFT, DIRECTOR OF PLANNING AND BUILDING