

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

**APPLICANT:** Stewart Summers Architect  
**PROPERTY OWNER:** David and Shelia Hollander  
**PROPERTY ADDRESS:** 24 Laurel Avenue  
**ASSESSOR'S PARCEL:** 021-084-04  
**ZONING DISTRICT:** R-1 (First Residential)  
**PROJECT NAME/NUMBER:** DR/FAR/SUP/V/HT 21-50

**ACTION REQUEST:**

Applicant is requesting the following permits to demolish all existing improvements, substantially grade the site including the removal of most trees and vegetation, to facilitate the construction of a driveway access and a new three-story single-family residence on an 11,021 square foot lot:

- **Design Review (DR)**
- **Floor Area Ratio (FAR) Exception** to permit a new 4,026 square foot residence with a .37 FAR where .30 FAR is permitted by code. Floor area calculations exclude 1,600 square feet that includes a proposed ADU (exempt from inclusion) and portions of the garage and first floor that are greater than 50% or more below grade.
- **Slope Use Permit (SUP)** to permit construction of a new three-story residence on a ridgeline and an estimated 1,160 cubic yard of site grading (1,140 cubic yards excavation, 20 cubic yards of fill and 1,120 cubic yard of off haul).
- **Variance (V)** to permit three on-site parking spaces in compliance with code where four are required.
- **Variance (V)** to permit the driveway paving (including turf block) to cover greater than 50% of the total front yard area.
- **Heritage Tree Removal (HT)** to allow removal of seven heritage sized trees, including two Coast Live Oaks fronting the lot (84 and 91 inches circumference), three Blackwood Acacias in the north side yard (202, 84 and 75 inches circumference), one Douglas Fir in rear yard (126 inches circumference) and one Coast Redwood in south side yard (173 inches circumference).

**ENVIRONMENTAL IMPACTS:** This project has been found be exempt from environmental review under Categorical Exemption 15301, Class 1-Existing Facilities of the CEQA Guidelines.

**HEARING BODY:** Planning Commission  
**TIME:** 7:00 PM  
**DATE:** August 9, 2022  
**PLACE:** Virtual Teleconference (via Zoom Webinar)

**TO PARTICIPATE OR WATCH THE PUBLIC HEARING:** 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. You may sign up to attend the hearing using the following link: <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>

For further information please call **Kristin Teiche, Senior Planner at 415-927-5026**, or you may review the application materials on file in the Planning Department.

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.

Date: July 29, 2022

COMMUNITY DEVELOPMENT DEPARTMENT

City of Larkspur  
Planning and Building Department  
400 Magnolia Avenue, Larkspur CA 94939