



AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, April 12, 2022

VIA TELECONFERENCE ONLY

Join the meeting at: <https://us06web.zoom.us/j/81789912062>

Or Call In:

+1 669 900 9128

Webinar ID: 817 8991 2062

Natasha Chalmers, Vice Chair

Daniel Kunstler, Chair

Brock Wagstaff

Jeffrey Swisher

Laura Tauber

Due to Coronavirus (COVID-19), the Planning Commission meeting will occur via teleconference only. All participants 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. As allowed under Executive Order N-29-20 (March 17, 2020), the City of Larkspur will no longer offer an in-person meeting location for the public to attend. Join or watch the meeting remotely by registering at the following link: <https://us06web.zoom.us/j/81789912062>

You may submit public comment remotely by:

- 1. Emailing lk_planning@cityoflarkspur.org. Any email, including any pictures or materials you wish to be presented to the Planning Commission, must be received no later than 4:00 PM on the date of meeting.**
- 2. Select the "Raise Hand" icon in the Zoom meeting or dialing *9 if calling into the meeting.**

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

CONSENT CALENDAR

- 1. DR/V/EXC #22-02; J Bradford Hubbell, Hubbell Daily Architecture + Design; Kelly & Peter Lechowick, Property Owners; 10 Magnolia Avenue; Assessor's Parcel: 021-193-05; R-1 (First Residential) Zoning District.** Applicants are requesting the following permits to substantially remodel and add up to 1,426 square feet of additions to an existing single-family residence resulting in a .36 FAR on a 6,872 square foot lot. Improvements include a partially subterranean basement level totaling 914 square feet that is partially exempt from inclusion in the floor area calculation where it is 50% or more below grade: 1) Design Review (DR); 2) Variance (V) from the parking standards to allow three on-site parking spaces (one in the garage and two in the driveway) where four spaces are now required due to the extent of work proposed; 3) Exception Permit (EXC) to permit the maintenance of nonconforming encroachments into the northerly side and easterly rear yard setbacks when the cost of remodeling exceeds 60% of the value of the existing structure.

Recommendation: Continue to April 26, 2022 to allow time to re-notice the project.

[Click here to review the project plans and materials.](#)

PUBLIC HEARING ITEM

None

BUSINESS ITEMS

1. [Adoption of findings of denial for application DR/FAR #21-11](#), a proposal for permits to substantially remodel and construct additions to a single-family residence at 39 Corte Toluca (APN: 070-241-06). Note: The Planning Commission acted to deny the application on March 22, 2022.
2. [Approval of Minutes – March 22, 2022](#)
3. Planning Commissioners' Reports.

ADJOURNMENT

Availability of Documents: Any writings, late mail or documents provided to a majority of the Planning Commission regarding an item on this agenda will be made available for public inspection on the City website by clicking on the link provided with each application (above) or by using the link below:

<https://www.ci.larkspur.ca.us/829/Pending-Applications>

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.