



**AGENDA - Larkspur Heritage Preservation Board
5:00 p.m., Monday May 9, 2022**

VIA TELECONFERENCE ONLY
Join the meeting at: <https://us06web.zoom.us/j/89986841381>

Or Call In:
+1 (669) 900-9128
Webinar ID: 899 8684 1381

Sonia Gallant, Vice Chair

Hillary Culhane, Chair

Carol Goldberg

Lelia Lanctot

Richard Storek

The Larkspur Heritage Preservation Board may continue to meet by teleconference, consistent with the Brown Act as amended by AB 361 (2021). Under the amended rules, the City will not provide a physical location for members of the public to participate in the teleconference meeting. Join or watch the meeting remotely by following the link or calling in to the number listed at the top of the agenda: <https://us06web.zoom.us/j/89986841381>

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.

PUBLIC COMMENT: Persons wishing to address the Board on matters not on the agenda. The Board will hear public comment only on matters over which they have jurisdiction. There will be no Board discussion.

PLANNING STAFF'S ORAL REPORT

PUBLIC HEARING ITEM

1. [H/DR/HT 21-38; 47 Madrone Ave; APN: 021-112-30; Robert Wilkinson Architects, Applicant; Kurt and Julie Houtkooper, Owners; R-1 \(First Residential\) Zoning District](#). Applicant proposes the following permits to extensively demolish, remodel and expand an existing 2,993 square foot historic residence, including shifting the residence forward (north) 6 feet, and to the side (west) 2-foot 6 inches. New ground story and second floor additions, including an attached garage, would total 5,584 square feet with a 0.29 FAR where 0.40 is permitted by code on the 19,384 square-foot flat lot. Additional site improvements include a new circular entry driveway, site grading for relocated pool and below ground mechanical room, and installation of landscaping: 1) Historic Review to evaluate alterations to the historic resource; 2) Design Review; 3) Heritage Tree Removal Permits to allow removal of six heritage sized trees. *CEQA Status: Pending review by the Heritage Preservation Board, the City will determine if the project will adequately comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Structures. If determined to comply the project is exempt from environmental review under Categorical Exemption 15331, Class 31 of the CEQA Guidelines.*

[Click here to Review the Project Plans and Materials on the City Website](#)

NOTE: *The Heritage Preservation Board is an advisory body only. The Board will provide a recommendation to the Larkspur Planning Commission who will consider their recommendation during their review of this project.*

BUSINESS ITEMS

1. [Historic Marker Project – Board to discuss Historic Marker Project and provide a motion to support program and funding.](#)
2. Board Member Reports.

APPROVAL OF MINUTES [February 28, 2022](#)

NEXT MEETING DATE: TBD (Meetings are scheduled either quarterly or on an as-needed basis to review proposed development plans that impact a structure listed on Larkspur’s Inventory of Historic Resources.)

ADJOURNMENT

Availability of Documents: Any writings or documents provided to a majority of the Heritage Preservation Board regarding an item on this agenda will be made available for public inspection on the City website by clicking on the provided links.

Appeal Period: The Heritage Preservation Board is an advisory body and will provide a recommendation to the Planning Commission or Zoning Administrator. The Planning Commission or Zoning Administrator will hear applications at during a pre-scheduled and publicly noticed meeting. Any decision of the Commission 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 Heritage Preservation Board 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.