



**AGENDA – REGULAR MEETING of the Larkspur Planning Commission**  
**Tuesday, March 14, 2023: 7:00 p.m.**

**Larkspur City Council Chambers**  
**400 Magnolia Avenue, Larkspur, CA**

**Or join the meeting via video/teleconference at:**  
**<https://us06web.zoom.us/j/86501532907>**  
**Call-In Number: +1 669 444 9171**  
**Webinar ID: 865 0153 2907**

*Jeffrey Swisher, Vice Chair*

*Natasha Chalmers, Chair*

*Brock Wagstaff*

*Max Williamson*

*Liam Campbell*

**Teleconference Information:**

The Planning Commission offers teleconference participation in the meeting via Zoom 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, 400 Magnolia Avenue, Larkspur CA. To comment on an agenda item by teleconference select the "Raise Hand" icon in the Zoom meeting or dial \*9 if calling in to the meeting.

**Staff reports will be posted as they are completed by Friday prior to the meeting.**

**Submit public comment by:**

1. Emailing [planning@cityoflarkspur.org](mailto:planning@cityoflarkspur.org) prior to 4:00 P.M. on the day of the meeting,
2. Attending the meeting in-person at the Council Chambers, 400 Magnolia Avenue, Larkspur CA
3. Selecting the "Raise Hand" icon in the Zoom meeting, or dialing \*9 if calling in to the meeting.

**1. ROLL CALL**

**2. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

**3. PLANNING DIRECTOR'S REPORT**

**4. BUSINESS ITEMS**

A. Approve [Minutes of February 14, 2023](#), and February 28, 2023

B. Planning Commissioners' Reports.

**5. PUBLIC HEARINGS**

**A. 88 Hazel Ave., APN 020-232-09; Crome Architecture/Doug Hendrickson and Julie Hersk, applicant/owners; R-1 (First Residential); No. 22-18.**

Design review, Nonconforming Structure Exception, Floor Area Ratio Exception and Slope Use Permit for addition and renovation of residence including new two car garage, interior entry stair, and widening the driveway for emergency vehicle access. The project includes converting a portion of the existing lower level to an Accessory Dwelling Unit. Approximately 743 square feet would be added to the lower level of the residence and 195 square feet to the upper level of the residence (2,712 square feet/28% allowed and 3,455 square feet/36% proposed, excluding 800 square foot ADU). A setback variance is requested to extend the

upper level deck into the street side setback. The project includes 130 cubic yards of cut and 120 cubic yards of fill. An after-the-fact Fence Height Exception is requested to retain the existing retaining wall and fence along the front property line (3 ½ feet allowed without exception).

[Click here to review the staff report, project plans and materials](https://www.ci.larkspur.ca.us/DocumentCenter/Index/1415)

<https://www.ci.larkspur.ca.us/DocumentCenter/Index/1415>

**B. 16 Diane Lane, APN 021-204-01; Josiah Knowles, Appellant; Wagstaff + Rogers Architects/ Amir Movafaghi, Applicant/Owner; R-1 (First Residential); No. 22-23.**

Appeal of Zoning Administrator's January 23, 2023, decision to conditionally approve an application for Design Review for a 225 square foot second story addition.

[Click here to review the staff report, project plans and materials](https://www.ci.larkspur.ca.us/DocumentCenter/Index/1431)

<https://www.ci.larkspur.ca.us/DocumentCenter/Index/1431>

**6. ADJOURN**

The next regular meeting of the Planning Commission is 7:00 p.m. on March 28, 2023.

**Time Limits for Presentations and Speakers:** For public hearings, applicants and /or appellants shall make their presentations within 10 minutes and will be allowed a 3-minute summation period. Public participation shall be limited to 3 minutes per speaker per topic.

**Cal. Govt. Code § 65009(b)(2) Notice:** If you challenge an agenda item in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

**Availability of Documents:** Any writings or documents provided to a majority of the Planning Commission regarding an item on this agenda will be made available for public inspection at the Planning Department at City Hall located at 400 Magnolia Avenue, Larkspur, CA and at the main counter of the Library located at the same address during normal business hours. (SB 343, amending G.C. Section 54957.5)

**Appeals:** Final decisions by the Planning Commission may be appealed to the City Council by filing an application for appeal or rehearing and fee with the City Clerk [cityclerk@cityoflarkspur.org](mailto:cityclerk@cityoflarkspur.org) or call 415-927-5002 by the close of regular office hours within 10 days of the final decision, as provided by Larkspur Municipal Code Chapter 2.50.

**Access to Meetings:** In compliance with the Americans with Disabilities Act, meeting facilities are accessible to persons with disabilities and meeting materials can be provided in appropriate alternative formats. If you require special assistance of a disability related modification or accommodation to attend or participate in a meeting, please contact [cityclerk@cityoflarkspur.org](mailto:cityclerk@cityoflarkspur.org) or call 415-927-5002 at least 72-hours prior to the meeting. Individuals who require Interpretation Services for a meeting should also contact the Office of the City Clerk at [cityclerk@cityoflarkspur.org](mailto:cityclerk@cityoflarkspur.org) or (415) 927-5002 at least 72-hours prior to the meeting.