



**AGENDA - Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, December 13, 2022**

**VIA TELECONFERENCE ONLY**

**Join the meeting at:**

<https://us06web.zoom.us/j/86501532907>

**Or Call In:**

**+1 669 444 9171**

**Webinar ID: 865 0153 2907**

*Jeffrey Swisher, Vice Chair*

*Natasha Chalmers, Chair*

*Brock Wagstaff*

*Max Williamson*

*Liam Campbell*

**The Planning Commission will meet by teleconference, consistent with the Brown Act as amended by AB 361 (2021). Join or watch the meeting remotely at the link above. Staff reports will be posted as they are completed by Friday prior to the meeting.**

**To submit public comments:**

- 1. Email [planning@cityoflarkspur.org](mailto: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. To comment on an agenda item during meeting select the "Raise Hand" icon in the Zoom meeting or dial \*9 if calling in to the meeting.**

**ROLL CALL**

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

**PLANNING DIRECTOR'S REPORT**

**PUBLIC HEARINGS**

- 1. 315 Riviera Circle, APN 022-192-12, Laura Hamlin, Applicant; Lei Ann and Bradley Werner, Property Owners; R-1 (First Residential) Zoning District; No. 22-38.**  
Design Review to add a 514-square-foot second-story addition and 34-square-foot ground-floor addition to an existing single-family home.  
[Click here to view the staff report, project plans and materials.](#)
- 2. 88 Hazel Avenue; APN 020-232-09; Crome Architecture, Applicant; Doug Hendrickson and Julie Hersk, Property Owners; R-1 (First Residential) Zoning District; No. 22-18.**  
Design Review, Nonconforming Structure Exception, and Slope Use Permit to remodel an existing single-family residence, which includes the addition of an interior stairwell and garage, and improvements to the ground floor to accommodate an 800-square-foot accessory dwelling unit.  
[Click here to view the staff report, project plans and materials.](#)
- 3. 49 Locust Avenue; APN 020-243-06; Brian and Sophia Walsh, Applicants; R-1 (First Residential) Zoning District; No. 22-17.**  
Design review approval to renovate an existing single-family home to add a second story with a total height of 23 feet, six inches (below the permitted 30-foot height limit) and a new front porch/entry at the street-facing façade. Setback exception to allow modifications and increase in height of existing structure within north side setback.  
[Click here to view the staff report, project plans and materials.](#)

**4. 93 Magnolia, APN: 021-121-37; Tatyana Mironova, Architect, Applicant; R-1 (First Residential) Zoning District; No. 22-11.**

Design review for the demolition of an existing 1,258-square-foot residence and construction of a new 2,101-square-foot single-family home with a single-car garage.

[Click here to review the staff report, project plans and materials](#)

**5. 421 Holcomb Ave., APN 020-271-08; Kenneth Holder, Applicant; R-1 (First Residential) Zoning District; No. 22-14.**

Design Review for 1st and 2nd story additions, including 2<sup>nd</sup> story deck, and significant remodel. Floor area exception to increase existing 1,643 sq. ft. (.34 FAR) residence, attached garage and accessory structure to 2,494 sq. ft. (.52 FAR where up to .40 FAR allowed). Setback variance for 1st story addition and stairwell within south side setback (5 feet required, 4 feet proposed). Setback exception for south side of residence to be modified and increased in height within required setback (5 feet required, 4 feet existing/proposed) and for accessory structure to be increased in height for Accessory Dwelling Unit (4' side and rear setbacks required, 10" existing/proposed). Parking variance to allow 3 off street parking spaces (4 required).

[Click here to review the staff report, project plans and materials](#)

## **BUSINESS ITEMS**

1. Approval of Minutes of November 8, 2022
2. Planning Commissioners' Reports.

## **ADJOURNMENT**

**Availability of Documents:** 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.

**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 within 10 days of the from the date of the final decision as provided by Larkspur Municipal Code Chapter 2.50.

**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.

**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.