

LARKSPUR PLANNING COMMISSION
REGULAR MEETING MINUTES OF APRIL 12, 2022

The Larkspur Planning Commission was convened at 7:00 p.m. by Chair Kunstler via teleconference due to Coronavirus (COVID-19).

Commissioners Present: Chair Daniel Kunstler, Natasha Chalmers, Laura Tauber

Commissioner Absent: Jeffrey Swisher, Brock Wagstaff

Staff Present: Community Development Director Elise Semonian
Senior Planner Kristin Teiche

OPEN TIME FOR PUBLIC EXPRESSION

There were no comments.

PLANNING DIRECTOR'S REPORT

- Senior Planner Teiche introduced Community Development Director Elise Semonian.
- The Housing Element Community Workshop video is posted to the City Website under Living in Larkspur.com. Director Semonian encouraged everyone to participate in the interactive exercises

CONSENT CALENDAR

1. **DR/V/EXC #22-02, 10 Magnolia Avenue; J. Bradford Hubbell, Hubbell Daily Architecture and Design; APN 021-193-05; Kelly and Peter Lechowick, Property Owners; 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 0.36 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.**

Senior Planner Teiche asked the Commission to continue this item to the April 26th meeting.

M/s, Chalmers/Tauber, motioned and the Commission voted 3-0-2 (Swisher and Wagstaff absent) to continue this item to the April 26, 2022 meeting.

PUBLIC HEARING ITEMS

There were 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). The Planning Commission acted to deny the application on March 26, 2022.**

Senior Planner Teiche gave a brief staff report.

Chair Kunstler opened the meeting to public comments.

There were no comments.

Chair Kunstler closed the meeting to public comments.

M/s, Tauber/Kunstler, motioned and the Commission voted 2-0-3 (Chalmers abstained, Swisher and Wagstaff absent) to adopt the 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).

2. Approval of Minutes from the March 22, 2022 meeting

M/s, Tauber/Kunstler, motioned and the Commission voted 2-0-3 (Chalmers abstained, Swisher and Wagstaff absent) to approve the minutes from March 22, 2022 as submitted.

3. Planning Commissioners' Reports

There were no reports.

The meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Toni DeFrancis
Recording Secretary

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Larkspur Planning Commission on April 26, 2022.



Kristin Teiche, Senior Planner