



**AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, January 11, 2022**

VIA TELECONFERENCE ONLY

Join the meeting at: <https://us06web.zoom.us/j/81091766176>

Or Call In:

+1 669 900 9128

Webinar ID: 810 9176 6176

Daniel Kunstler, Vice Chair

Brock Wagstaff, Chair

Laura Tauber

Jeffrey Swisher

Natasha Chalmers

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/81091766176>

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

- [DR #21-11; 38 Corte Toluca, Greenbrae \(Larkspur\); APN: 070-241-06; Kimberly and Mark Resnick, Applicants/Owners; R-1 \(First Residential\) Zoning District](#). Applicant is requesting the following permits to allow substantial renovation of the home, including additions totaling 1,424 square feet to the upper floors of the residence, and the conversion of the 744 square foot ground story to an Accessory Dwelling Unit (ADU) on a 7,905 square foot (net) parcel. As proposed, the project is subject to the following permit approvals: 1) Design Review (DR); 2) Floor Area Ratio Exception (FAR) to increase the existing 2,868 sq. ft. residence with a 0.36 FAR to 3,548 sq. ft. and a 0.45 FAR where 2,609 sq. ft. and a 0.33 FAR is permitted by code. Floor area totals exclude the ADU as required by code. *CEQA Status: Categorically Exempt pursuant to Sections 15303 Class 3 of the California Environmental Quality Act (CEQA) Guidelines.***

[Click Here to Review the Plans, Project Documents, and any Late Mail](#)

Recommendation: Continue to January 25, 2022

2. [DR/V #21-31; 116 Monte Vista Avenue, Larkspur ; APN : 021-171-09; Brad Hubbel, Hubbel-Daily Architecture , Applicant; Raymond Cassidy, Owner; R-1 \(First Residential\) Zoning District.](#) Applicants are requesting the following permits to allow demolition of the existing single-family residence and construction of a new 2,858 square foot two-story home with a 1,207 square foot basement on a 7,147 (net) square foot parcel. Basement level is exempt from inclusion in the floor area and includes a 297 square foot single car garage, storage, mechanical rooms and stairway to upper floors. Additional improvements include landscaping and a swimming pool. 1) Design Review (DR); 2) Variance (V) from the parking standards for a new residence to allow three on-site parking spaces (one in the garage and two in the driveway) where four spaces are required by code.

[Click Here to Review the Plans, Project Documents, and any Late Mail](#)

BUSINESS ITEMS

1. Approval of Minutes – [October 26, 2021](#)
2. Planning Commissioners' Reports.
3. Election of Officers (Chair and Vice Chair)

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.