



**AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, February 22, 2022**

VIA TELECONFERENCE ONLY
Join the meeting at: **Webinar ID: 867 1865 6789**

Or Call In:
+1 669 900 9128
Webinar ID: 867 1865 6789

Natasha Chalmers, Vice Chair

Daniel Kunstler, Chair

Brock Wagstaff

Jeffrey Swisher

Laura Tauber

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: **Webinar ID: 867 1865 6789**

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

PUBLIC HEARING ITEM

1. [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 Design Review (DR) approval 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 as it is greater than 50% below grade. This area includes a 374 square foot two-car garage, storage, mechanical rooms and stairway to upper floors. Additional improvements include landscaping and a swimming pool. (CEQA Status: Categorically Exempt pursuant to Sections 15303 Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

This application was previously heard during the January 25, 2022, Planning Commission meeting and was continued for revisions.

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

BUSINESS ITEMS

1. [Annual Progress Report on the General Plan and Housing Element for Calendar Year 2021.](#)

2. Approval of Minutes – [January 25, 2022](#)
3. Approval of Minutes - [November 23, 2021](#).

[Suggested Amendments to the Minutes – November 23, 2021](#)

The Commission will note that one of the property owners for application FHE 21-33, the second hearing item on November 23, 2021 agenda, have provided a list of suggested corrections and revisions to the draft minutes for the Planning Commission's consideration. Staff has corrected the spelling of names. More substantive amendments should be considered by the Commission members and accepted/not accepted as determined to be appropriate.

4. Planning Commissioners' Reports.

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.