



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

**VIA TELECONFERENCE ONLY**

Join the meeting at: <https://us06web.zoom.us/j/89522573078>

Or Call In:

**+1 669 900 9128**

**Webinar ID: 895 2257 3078**

*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: <https://us06web.zoom.us/j/89522573078>**

**You may submit public comment remotely by:**

- 1. Emailing [lk\\_planning@cityoflarkspur.org](mailto: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**

- [DR/FAR #21-11; 39 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 1,189 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 3,248 sq. ft. and a 0.42 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.***

*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](#)**

1. [H/DR/V/EX/HT 21-35; 9 Murray Lane; APN: 020-031-12; Polsky Perlstein Architects, Applicant; Amy and Wayne Wu, Owners; R-1 \(First Residential\) Zoning District.](#) Applicant proposes to remodel and expand an existing 2,361 sq. ft. historic residence, demolish an existing 409 square foot historic cottage (second unit) and substantially remodel the existing nonconforming 233 square foot carport into a garage, re-using the historic siding from the historic cottage on the east side. Improvements would total 5,666 square feet on the 18,548 square-foot lot with a 0.36 FAR where 0.40 is permitted by code. Additional site improvements include a new circular entry driveway running between the residence and stand of heritage redwood trees, grading and construction of a rear yard pool and bocce court, a pool equipment enclosure, storage shed, and landscaping. Required permits include: 1) Historic Review; 2) Design Review; 3) Variance to maintain a nonconforming carport with an 11-foot interior width where 12 feet is required by code; 4) Exception Permit to allow conversion of the carport, located in the five-foot side yard setback, to a garage where improvements will exceed 60% of the value of the existing carport structure. 5) Heritage Tree Removal Permits to allow removal of two, 60-inch circumference, Coast Live Oaks. *CEQA Status: Pending review by the Heritage Preservation Board, the City will determine if the project will adequately comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Structures. If determined to comply the project is exempt from environmental review under Categorical Exemption 15331, Class 31 of the CEQA Guidelines.*

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

## **BUSINESS ITEMS**

1. Approval of Minutes – [February 22, 2022](#)
2. 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.