

**CITY OF LARKSPUR  
NOTICE OF PLANNING COMMISSION  
PUBLIC HEARING**

**APPLICANT:** Polsky Perlstein Architects  
**PROPERTY OWNER:** Amy and Wayne Wu  
**PROPERTY ADDRESS:** 9 Murray Lane  
**ASSESSOR'S PARCEL:** 020-031-12  
**ZONING DISTRICT:** R-1 (First Residential)  
**PROJECT NAME/NUMBER:** H/DR/HT 21-35

**ACTION REQUEST:**

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 maintain the existing nonconforming 233 square foot carport. 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 the following:

- **Historic Review** to evaluate alterations to the historic resource.
- **Design Review** of proposed additions and site improvements.
- **Variance** to minimum dimensions required for a confined one car carport to allow an 11-foot interior width where 12 feet is required by code.
- **Heritage Tree Removal** Permits to allow removal of two, 60-inch circumference, Coast Live Oaks to accommodate new construction.

**NOTE:** The Heritage Preservation Board addresses renovation of the historic resource. This matter will be scheduled for review before the Larkspur Planning Commission to address the broader planning permits.

**ENVIRONMENTAL IMPACTS:** This project has been found to generally comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Structures and, therefore, has been determined to be exempt from environmental review under Categorical Exemption 15331, Class 31 of the CEQA Guidelines.

**HEARING BODY:** Heritage Preservation Board  
**TIME:** 7:00 PM  
**DATE:** February 10, 2022  
**PLACE:** Virtual Teleconference (via Zoom Webinar)

**TO PARTICIPATE OR WATCH THE PUBLIC HEARING:** The Agenda will be available on the City website the Friday afternoon prior to the hearing date and will contain links to the Zoom Webinar meeting. You may sign up to attend the hearing using the following link: <https://www.ci.larkspur.ca.us/288/Agendas-and-Minutes>

**View Project Plans and Materials at:** <https://www.ci.larkspur.ca.us/829/Pending-Applications>

For further information please call *Kristin Teiche at 927-5026*, or you may review the application materials on file in the Planning Department.

If you challenge this application in court, you may be limited to raising only those issues you or someone else raised during the public hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing (Government Code, Sec. 65009 (b) [2]).

Access to Meetings: Meeting facilities are accessible to persons with disabilities. If you require special assistance, please contact any staff member prior to the meeting. An interpreter for the deaf will also be made available upon request to the staff at least five days prior to the meeting.

Date: January 28, 2022

DANIEL HORTERT  
INTERIM DIRECTOR OF PLANING AND BUILDING

City of Larkspur  
Planning and Building Department  
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