



**AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, February 14, 2023**

VIA TELECONFERENCE ONLY

Join the meeting at:

<https://us06web.zoom.us/j/86501532907>

Or Call In:

+1 669 444 9171

Webinar ID: 865 0153 2907

Jeffrey Swisher, Vice Chair

Natasha Chalmers, Chair

Brock Wagstaff

Max Williamson

Liam Campbell

The Planning Commission will meet by teleconference, consistent with the Brown Act as amended by AB 361 (2021). Join or watch the meeting remotely at the link above. Staff reports will be posted as they are completed by Friday prior to the meeting.

To submit public comments:

- 1. Email 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. To comment on an agenda item during meeting select the "Raise Hand" icon in the Zoom meeting or dial *9 if calling in to the meeting.**

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARINGS

- 1. 16 Diane Lane, APN 021-204-01; Josiah Knowles, Appellant; Wagstaff + Rogers Architects/ Amir Movafaghi Applicant/ Owners; R-1 (First Residential) Zoning District; No. 22-23.**

This item will be continued to March 14, 2023

Requesting the Planning Commission reconsider the Zoning Administrators January 23, 2023, decision to conditionally approve design review permitting a 225 square-foot addition to an existing second story of a single-family residence.

[Click here to review the materials](#)

- 2. 100-500 Drakes Landing Road, APN 022-050-17; Heidi Hirvonen/Drakes Landing LLC, Applicant; P-D (Planned Development) Zoning District; No. PLN 23-0003.**

Request to amend Precise Development Plan Ordinance No. 711 for the Drake's Landing Office Project, Phase C of the Preliminary Plan approved by Ordinance 663, to amend uses allowed at Drakes Landing Office Park within the total allowable square footage. The Planning Commission will consider reducing or eliminating the requirement for community room, restaurant, and retail space and will make a recommendation to the City Council. The Precise Plan covers APNs 022-690-01 to 45 (Drakes View Circle) and 022-050-17 to 25.

[Click here to review the staff report and materials](#)

- 3. Make recommendation to City Council on Annual Report on General Plan and Housing Element.**

[Click here to view the materials.](#)

4. Discuss holding in person, teleconference or hybrid meetings for Planning Commission starting March 14, 2023.

[Click here to view the staff report and materials.](#)

5. Floor Area Ratio Discussion

Discussion on Larkspur Floor Area Ratio and Floor Area Ratios (FARs) in other Marin jurisdictions.

[Click here to review the staff report and materials](#)

BUSINESS ITEMS

1. Approval of Minutes of January 24, 2023
2. Planning Commissioners' Reports.

ADJOURNMENT

Availability of Documents: 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.

Appeals: Final decisions by the Planning Commission may be appealed to the City Council by filing an application for appeal or rehearing and fee with the City Clerk cityclerk@cityoflarkspur.org or call 415-927-5002 within 10 days of the from the date of the final decision as provided by Larkspur Municipal Code Chapter 2.50.

Cal. Govt. Code § 65009(b)(2) Notice: If you challenge an agenda item in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Access to Meetings: In compliance with the Americans with Disabilities Act, meeting facilities are accessible to persons with disabilities and meeting materials can be provided in appropriate alternative formats. If you require special assistance of a disability related modification or accommodation to attend or participate in a meeting, please contact cityclerk@cityoflarkspur.org or call 415-927-5002 at least 72-hours prior to the meeting. Individuals who require Interpretation Services for a meeting should also contact the Office of the City Clerk at cityclerk@cityoflarkspur.org or (415) 927-5002 at least 72-hours prior to the meeting.