



AGENDA – REGULAR MEETING of the Larkspur Planning Commission
Tuesday, May 9, 2023: 7:00 p.m.

Larkspur City Council Chambers
400 Magnolia Avenue, Larkspur, CA

Or join the meeting via video/teleconference at:
<https://us06web.zoom.us/j/86501532907>
Call-In Number: +1 669 444 9171
Webinar ID: 865 0153 2907

Jeffrey Swisher, Vice Chair

Natasha Chalmers, Chair

Brock Wagstaff

Max Williamson

Liam Campbell

Teleconference Information:

The Planning Commission offers teleconference participation in the meeting via Zoom as a courtesy to the public. If no members of the Planning Commission are attending the meeting via teleconference, and a technical error or outage occurs on the teleconference feed, the Planning Commission will continue the meeting in public in the Larkspur City Council Chambers, 400 Magnolia Avenue, Larkspur CA. To comment on an agenda item by teleconference select the "Raise Hand" icon in the Zoom meeting or dial *9 if calling in to the meeting.

Staff reports will be posted as they are completed by Friday prior to the meeting.

Submit public comment by:

1. Emailing planning@cityoflarkspur.org prior to 4:00 P.M. on the day of the meeting,
2. Attending the meeting in-person at the Council Chambers, 400 Magnolia Avenue, Larkspur CA
3. Selecting the "Raise Hand" icon in the Zoom meeting, or dialing *9 if calling in to the meeting.

1. **ROLL CALL**
2. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**
3. **PLANNING DIRECTOR'S REPORT**
4. **PUBLIC HEARINGS**

A. 36 Chanticleer Ave. APN 021-211-02 Eric Rogers, Wagstaff + Rogers Architects/ Tyler Blum & Michelle Meier Applicant/Owners; R-1 (First Residential); Project No. 23-16. The applicant is requesting the following permits to allow for the construction of a 174-square-foot ground-floor addition and a new 353-square-foot second-story addition to an existing 1,545-square-foot single-story, single-family residence:

- **Design Review (DR)**
- **FAR Exception (FAR)** – Applicant requests FAR of .48 where .40 is max permitted by Code and existing FAR is .38
- **Variance to Requirement for Guest Parking (V)** - No guest parking is proposed
- **Variance to Required Front Yard Setback (V)** - Applicant proposes to raise wall/plate heights in an existing nonconforming setback
- **Variance to Required Easterly Side Yard Setback (V)** - Applicant proposes to raise wall/plate heights in an existing nonconforming setback
- **Variance to Allowable Lot Coverage (V)** - Applicant requests lot coverage of .48 where .40 is max permitted by Code and existing lot coverage is .54

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

B. TEXT 22-26; Citywide; City of Larkspur, Applicant: The Planning Commission will consider the following draft ordinance that would make text amendments to the Larkspur Municipal Code and make a recommendation to the City Council:

- a. An Ordinance of the City Council of the City of Larkspur, Amending Title 18 Zoning to comply with 2023 Senate Bill 897 – The proposed ordinance amends the allowed height limits for Accessory Dwelling Units. The revised ordinance also deleted Section 18.23.040 (Restricted Areas), creates objective standards for development related to fire safety, and incorporates Larkspur Municipal Code (LMC) Section 18.24 (Junior Accessory Dwelling Units) into LMC 18.23 (Accessory Dwelling Units) and removes Section 18.24. The ordinance also incorporates provisions to implement Government Code Section 65852.26 to allow certain nonprofit corporations to sell an accessory dwelling unit to persons or families of low or moderate income if certain conditions are met.

This item was continued from the April 25, 2023 Planning Commission hearing.

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

C. TEXT 23-01; Citywide; City of Larkspur, Applicant: The Planning Commission will consider the following draft ordinance that would make text amendments to the Larkspur Municipal Code and make a recommendation to the City Council:

- a. An Ordinance that would amend the City’s definitions to be consistent with State law for emergency shelters and group homes; add a definition for Child Care Center; modify regulations for zoning districts that allow housing to allow family day care homes as required by State law; and modify the City’s Density Bonus regulations to be consistent with State Density Bonus law.

This item will be continued to the May 25th, 2023 Planning Commission hearing.

5. BUSINESS ITEMS

- A. Approve [February 28](#), [March 14](#), and [March 28, 2023](#) Minutes
- B. Planning Commissioners’ Reports.

6. ADJOURN

The next regular meeting of the Planning Commission is 7:00 p.m. on May 23rd, 2023.

Time Limits for Presentations and Speakers: For public hearings, applicants and /or appellants shall make their presentations within 10 minutes and will be allowed a 3-minute summation period. Public participation shall be limited to 3 minutes per speaker per topic.

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.

Availability of Documents: Any writings or documents provided to a majority of the Planning Commission regarding an item on this agenda will be made available for public inspection at the Planning Department at City Hall located at 400 Magnolia Avenue, Larkspur, CA and at the main counter of the Library located at the same address during normal business hours. (SB 343, amending G.C. Section 54957.5)

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 by the close of regular office hours within 10 days of the final decision, as provided by Larkspur Municipal Code Chapter 2.50.

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.