



**SPECIAL MEETING of the Larkspur City Council
Wednesday, June 21, 2023: 5:30 p.m.**

**REGULAR MEETING of the Larkspur City Council
Wednesday, June 21, 2023: 6:00 p.m.**

**Larkspur City Council Chambers
400 Magnolia Avenue, Larkspur, CA**

**Or join the meeting via video/teleconference at:
<https://us06web.zoom.us/j/81678459612>
Call-In Number: +1 669-444-9171
Webinar ID: 816 7845 9612**

*Kevin Carroll
Kevin Haroff*

*Gabe Paulson, Mayor
Scot Candell, Vice Mayor*

Catherine Way

Teleconference Information:

The Larkspur City Council offers teleconference participation in the meeting via Zoom as a courtesy to the public. If no members of the City Council are attending the meeting via teleconference, and a technical error or outage occurs on the teleconference feed, the City Council will continue the meeting in public in the Larkspur City Council Chambers, 400 Magnolia Avenue, Larkspur CA.

Submit public comment by:

1. Emailing cityclerk@cityoflarkspur.org prior to 4:30 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.

RECEPTION 5:00 – 5:30 P.M.

Please join us for a pre-meeting reception in the Council Chambers at Larkspur City Hall in honor of retiring Councilmember Kevin Haroff.

SPECIAL MEETING 5:30 P.M.

1. ROLL CALL & PLEDGE OF ALLEGIANCE

2. PROCLAMATIONS

- 2.1 PROCLAMATION HONORING KEVIN HAROFF UPON HIS RETIREMENT FROM THE CITY COUNCIL EFFECTIVE JUNE 30, 2023

3. APPROVAL OF THE CONSENT CALENDAR

All matters listed on the Consent Calendar are considered to be routine and will be enacted by a single vote of the Council. There will be no separate discussion unless specific items are removed from the Consent Calendar for separate discussion and action. Any Councilmember may remove an item from the Consent Calendar and place it under Business for discussion.

- 3.1 [Approve warrants.](#)
- 3.2 [Approve minutes of the June 7, 2023, regular meeting.](#)
- 3.3 [Adopt Resolution 38/23 accepting the Bon Air Road Bridge Replacement Project \(CIP 2004-011\) as complete.](#)
- 3.4 [Adopt Resolution 39/23 approving the plans and specifications and authorizing bid advertisement for the Upper Elm Pathway Improvement Project \(CIP 22-304\).](#)
- 3.5 [Adopt Resolution 40/23 awarding a construction contract for the 140 Piedmont Court Retaining Wall Project \(CIP 22-301\) to AcuStruct.](#)
- 3.6 [Adopt Resolution 41/23 amending the terms and conditions for preferential parking in identified portions of the Larkspur Marina and Heather Gardens neighborhoods to remove the written warning requirement and escalating fine structure for vehicles parked in violation of the restrictions of the parking zones.](#)
- 3.7 [Adopt Resolution 44/23 establishing a spending authority for the City Manager and authorizing execution of a consulting services agreement with ClientFirst Consulting Group LLC for land management system administration support.](#)

4. CITY MANAGER'S ORAL REPORT

5. COUNCILMEMBERS' ORAL REPORTS AND COMMENTS

6. ADJOURN TO REGULAR MEETING

The regular meeting of the Larkspur City Council will begin upon conclusion of the special meeting or at 6:00 P.M., whichever is later.

REGULAR MEETING 6:00 P.M.

1. ROLL CALL

2. PUBLIC COMMENT (Only for matters not listed on the agenda)

This is the time for members of the public to address the City Council regarding items that are not on the agenda or that are listed as part of the Consent Calendar. Please approach the podium, and state your name and city (optional). Individuals have 3 minutes to speak; 5 minutes if representing a group. The Council is not permitted to take action on matters that are not on the agenda. It may engage in limited discussion, refer the matter to staff, or direct staff to place a matter on a future agenda. It may also add a matter to the agenda if it can be demonstrated to be of an emergency nature or the matter came to the City's attention after the posting of the agenda and requires immediate action. (Gov. Code §54954.2)

3. PRESENTATIONS

None

4. PUBLIC HEARINGS

4.1 [TEXT AMENDMENT #22-26: INTRODUCTION AND FIRST READING OF ORDINANCE 1066 AMENDING LARKSPUR MUNICIPAL CODE CHAPTERS 18.23 \(ACCESSORY DWELLING UNITS\) AND 18.24 \(JUNIOR ACCESSORY DWELLING UNITS\)](#)

Council to hold a public hearing and consider introducing and waiving the first reading of Ordinance 1066.

- [Presentation](#)
- [Map Depicting ½-Mile from High Quality Transit Area & Very High Fire Hazard Severity Zone.](#)

4.2 [INCLUSIONARY HOUSING REQUIREMENTS AND COMMERCIAL LINKAGE FEE](#)

Council to hold a public hearing and consider taking the following actions, in order:

- A. [ADOPT RESOLUTION 42/23 ADOPTING THE COMMERCIAL LINKAGE FEE STUDY](#)
- B. [ADOPT ORDINANCE 1065, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LARKSPUR ADOPTING AMENDMENTS TO TITLE 3 AND TITLE 18 OF THE LARKSPUR MUNICIPAL CODE TO ADD NEW CHAPTER 3.32 \(COMMERCIAL LINKAGE FEE\) AND AMEND CHAPTER 18.25 \(AFFORDABLE HOUSING FUND AND INCLUSIONARY/IN-LIEU FEE REQUIREMENTS\)](#)
- C. [ADOPT RESOLUTION 43/23 AMENDING THE INCLUSIONARY HOUSING IN-LIEU FEES AND ADOPTING NON-RESIDENTIAL LINKAGE FEES IN THE CITY'S SCHEDULE OF USER AND REGULATORY FEES](#)

- [Presentation](#)

4.3 [PUBLIC HEARING ON RENT STABILIZATION AND EVICTION PROTECTIONS](#)

Council to conduct a public hearing and consider the possible format and details of ordinances concerning rent stabilization and eviction protections. (Continued from May 22, 2023)

- [Councilmember Carroll's Proposed Amendments to Ordinance 1067 \(Rent Stabilization\)](#)
- [Councilmember Carroll's Proposed Amendments to Ordinance 1068 \(Eviction Protctions\)](#)
- [Updated Ordinance 1067 \(Rent Stabilization\) with added Recitals](#)
- [Updated Ordinance 1068 \(Just Cause Eviction and Tenant Protection\) with added Recitals](#)
- [Public Comment – Aldridge](#)
- [Public Comment – Allen](#)
- [Public Comment – San Andres](#)
- [Public Comment – Effel](#)
- [Public Comment – Schneider](#)
- [Public Comment – Frajman](#)
- [Public Comment – Manning](#)
- [Public Comment – Zettergren](#)
- [Public Comment – Eranthe](#)
- [Public Comment – de la Fonteijine-Barnett](#)
- [Public Comment – Moari](#)
- [Public Comment – Asma](#)
- [Public Comment – Nicolescu](#)
- [Public Comment – Taube](#)
- [Public Comment – Tucker](#)
- [Public Comment – Tonini](#)
- [Public Comment – Hausman](#)
- [Public Comment – McGovern](#)
- [Public Comment – Burg](#)
- [Public Comment – Harris](#)
- [Public Comment – Vaughan](#)

- [Public Comment – Smith](#)
- [Public Comment – Galindo](#)
- [Public Comment – Ramos](#)
- [Public Comment – Maldonado](#)
- [Public Comment – Brown](#)
- [Public Comment – Effel \(2\)](#)
- [Public Comment – Giannini](#)
- [Public Comment – Ryan](#)
- [Public Comment – von Gorski](#)
- [Public Comment – Hallquist](#)
- [Public Comment – Turner](#)
- [Public Comment – Effel \(3\)](#)
- [Public Comment – Lipkin](#)
- [Public Comment – Ferroggiaro](#)
- [Public Comment – Engert](#)
- [Public Comment – North Bay Labor Council](#)
- [Public Comment – Turner \(2\)](#)
- [Public Comment – Skylark Tenants Association and Marin Democratic Socialists of America](#)
- [Public Comment – Lipkin \(2\)](#)
- [Public Comment – Hallquist \(2\)](#)
- [Public Comment – Fradelizio](#)
- [Public Comment – Reuter](#)
- [Public Comment – Salaverry](#)
- [Public Comment – Cross](#)
- [Public Comment – Vicente](#)
- [Public Comment – Crowe](#)
- [Public Comment – Lipkin \(3\)](#)
- [Public Comment – Soderberg](#)
- [Public Comment – Acton](#)
- [Public Comment – Coplin](#)
- [Public Comment – Hausman \(2\)](#)
- [Public Comment – Rogan](#)
- [Public Comment – Vargas](#)
- [Public Comment – Feffer](#)
- [Public Comment – Taube \(2\)](#)
- [Public Comment – San Andres \(2\)](#)
- [Public Comment – Hosseinyoun](#)
- [Public Comment – Verduzco](#)
- [Public Comment – Gardner](#)
- [Public Comment – McCandless](#)
- [Public Comment – Gaffney](#)
- [Public Comment – Meyer](#)
- [Public Comment – Hove](#)
- [Public Comment – Ross](#)
- [Public Comment – Ross \(2\)](#)

5. BUSINESS ITEMS

None.

6. ADJOURN

Regular Meeting of July 5, 2023 – CANCELLED

Regular Meeting of July 19, 2023

NOTICE IS HERE BY GIVEN: If you challenge any item on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing herein described, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. [G.C. § 65009 (b) (2)]

In the interest of time, the City Council has established time limits. 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. These time limits may be waived by a majority vote of the City Council. [G.C. § 54954.3].

Any writings or documents provided to a majority of the City Council regarding an item on this agenda will be made available for public inspection at the Customer Service Counter 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)

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.