



**AGENDA – REGULAR MEETING of the Larkspur Planning Commission
Tuesday, June 27, 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. 55 Holly Ave, Larkspur; APN 020-213-03; Eric Layton, Applicant; Andrew Behrens (Owner); R-1 (First Residential) Zoning District. PLN 23-0032. The applicant is requesting approval of the following permits to allow for a 47 sq. ft. second-story addition to an existing two-story home. The addition would in-fill a gap on the eastern elevation of the residence.

- Floor Area Exception
- Design Review

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

B. Review draft ordinance to make text amendments to the Larkspur Zoning Code and make a recommendation to the Larkspur City Council. The ordinance would amend the City's definitions for family, emergency shelters, one family dwelling, group homes and residential care facility to be consistent with State law; modify regulations for zoning districts that allow housing to allow family day care homes as required by State law; modify the City's Density Bonus regulations to be consistent with State Density Bonus law; amend reasonable accommodation regulations to eliminate certain discretionary findings that may preclude fair housing opportunities; and permit group homes of any size as a permitted use in all districts that allow group homes.

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

5. BUSINESS ITEMS

- A. Approve [June 13, 2023, Minutes](#)
- B. Planning Commissioners' Reports.

6. ADJOURN

The next regular meeting of the Planning Commission is 7:00 p.m. on July 11, 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 with 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.