



AGENDA – REGULAR MEETING of the Larkspur Planning Commission
Tuesday, July 25, 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. To comment on an agenda item by teleconference select the “Raise Hand” icon in the Zoom meeting or dial *9 if calling into 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. 175 Elm Ave, Larkspur; APN 024-062-46; Richard and Victoria Martinez, Applicants, Owners; R-1 (First Residential) Zoning District. PLN 22-36.

- Slope Use Permit to permit grading and construction of retaining walls and other landscaping improvements in the rear yard. No changes to the existing residence are proposed.
- Design Review as required for any discretionary planning approval.

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

B. Review draft Ordinance of the Larkspur City Council Amending Various Sections of Title 18 of the Larkspur Municipal Code Related to Parking to Facilitate Electric Vehicle and Accessible Parking Spaces and to Comply with Assembly Bill 2097 and make a recommendation to the Larkspur City Council. The ordinance would amend various provisions of Title 18 Zoning, Chapter 18.56 Off-Street Parking and Loading, to allow for reductions in required on-site parking to accommodate accessible parking spaces and installation of an electric vehicle charging stations and associated equipment and would allow the Community Development Director to make determinations regarding parking requirements for uses not specified in the Chapter. The ordinance would bring the City’s parking regulations into compliance with AB 2097 (2023) that precludes the City from having minimum parking requirements for certain projects near public transit.

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

5. BUSINESS ITEMS

A. Planning Commissioners' Reports.

6. ADJOURN

The next regular meeting of the Planning Commission is 7:00 p.m. on August 8, 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.