



LARKSPUR CITY COUNCIL
MEETING MINUTES

Larkspur City Council Chambers
400 Magnolia Avenue, Larkspur CA

December 4, 2019

For full video/audio of the meeting, go to <http://www.cityoflarkspur.org>
(Quick Links – Watch City Council Meetings)

REGULAR MEETING

Acting Mayor Chu called the regular meeting to order at 6:30 p.m.

1. ROLL CALL

COUNCIL PRESENT: Kevin Haroff, Dan Hillmer, Catherine Way and Acting Mayor Larry Chu

COUNCIL ABSENT: None

STAFF PRESENT: City Clerk Alison Foulis, Central Marin Fire Marshal Ruben Martin, Assistant to the City Manager Shannon O'Hare, City Manager Dan Schwarz, Public Works Director Julian Skinner, Planning & Building Director Neal Toft, and City Attorney Sky Woodruff

2. PUBLIC COMMENT

Council received public comment from 3 speakers:

- Cindy Winter, Larkspur Resident
- Dave Steinberg, Spyglass Hill
- Robbie Paulson

3. PRESENTATIONS/PROCLAMATIONS

None.

4. APPROVAL OF THE CONSENT CALENDAR

Regarding Item 4.3, Acting Mayor Chu commented that, due to the vacancy on this committee, the Council should consider in the future reducing the membership of the Heritage Preservation Board from 7 to 5 members to match other city committees and boards.

Upon motion by Councilmember Hillmer and seconded by Councilmember Way, Council approved the consent calendar in one motion. The vote was unanimously in favor. The consent calendar consisted of the following items:

- 4.1 Approve warrants.
- 4.2 Approve minutes of November 6, 2019.
- 4.3 Accept the City of Larkspur Local Appointments List for 2020.
- 4.4 Adopt a resolution designating the City Clerk as the city official to prepare ordinance summaries for publication pursuant to Government Code Section 36933.
- 4.5 Approve reappointment of Gail Bloom as Larkspur's representative to the Marin/Sonoma Mosquito & Vector Control District Board of Trustees for a four-year term ending December 31, 2023.
- 4.6 Authorize Public Works Director to execute Lease No. 7667.9 with the California State Lands Commission for replacement and operation of the public dock at 50 Drakes Landing Road.
- 4.7 Approve a Consultant Services Agreement with CSW/ST2 for engineering design services for the Hillview Storm Drain Improvements Project (CIP 16-011).

- 4.8 Approval to apply and receive funds from State of California Proposition 68 Per Capita Grant Program.
- 4.9 Approve a Consultant Services Agreement with Stetson Engineers Inc. for the Bon Air Bridge Mitigations Project (CIP 15-002).

The Council received public comment from a member of the audience regarding Item 4.3.

5. CITY MANAGER'S ORAL REPORT

City Manager Schwarz gave his oral report to the City Council.

6. COUNCILMEMBERS' ORAL REPORTS AND COMMENTS

Councilmember Hillmer reported on the following items:

1. SMART train service to the Larkspur station will commence on December 14, 2019, and a pilot program was recently announced by SMART that combines tickets for the train and ferry at a lower cost.

Councilmember Haroff reported on the following items:

1. A recent Marin Coalition lunch meeting that featured Acting Mayor Larry Chu who participated in panel presentation on pension and OPEB related issues.

Acting Mayor Chu reported on the following items:

1. Ann Morrison and Acting Mayor Chu received an email from a visitor to the City who stayed at a local hotel during the recent PG&E Public Safety Power Shutoff event and had a good experience. Mr. Chu commended the hotel for being accommodating during the event.

7. PUBLIC HEARINGS

- 7.1 Adoption of Ordinance 1042 repealing and re-enacting Larkspur Municipal Code Chapter 14.04, "Fire Code," and adopting by reference the 2019 California Fire Code and various appendices, the 2018 International Fire Code, and Appendix A of the 2018 International Wildland-Urban Interface Code with amendments supported by local findings.

Fire Marshal Martin presented the staff report. There were no questions from the Council.

Acting Mayor Chu opened the public hearing and no one from the audience wished to speak.

Upon motion by Councilmember Way and seconded by Councilmember Haroff, the Council unanimously waived second reading and adopted Ordinance 1042 repealing and reenacting Chapter 14.04 of the Larkspur Municipal Code, adopting the 2019 California Fire Code and various appendices, the 2018 International Fire Code, Appendix A of the 2018 International Wildland-Urban Interface Code with amendments supported by local findings, prescribing regulations governing conditions hazardous to life and property from fire or explosion, providing for the issuance of permits for hazardous uses or operations, and defining the powers and duties of the fire department and officers.

8. BUSINESS ITEMS

- 8.1 Update on exploration of protections for residential renters and mobile home park tenant protections.

City Manager Schwarz presented the staff report and answered questions from the Council. Acting Mayor Chu suggested splitting the issue into matter related to rental housing dispute resolution and matter related to rental caps.

No one from the audience wished to speak on the topic of rental housing dispute resolution. The Council accepted staff's recommendation to accept the adequacy of AB 1482 in addressing this issue and no further action was deemed necessary.

Acting Mayor Chu brought the discussion to mobile home park rent stabilization and called for public comment.

Public Comment was received from 8 speakers:

- Doug Johnson, Western Manufactured Housing Communities Association (WMA)
- George Bertram IV, representing the Larkspur RV Park LLC
- Bridget Gleason, Larkspur Resident and Marin Park Homeowners Council Member

- Kevin Carrol, Marin Park mobile home community
- Wally Holmes, Golden Gate Trailer Park
- Conrad Williams, Marin Park mobile home community
- Kristine Guerra, Marin Park Manager
- Joan Dobkowski, Marin Park mobile home community
- Tony Mekasich, Marin Park mobile home community

City Manager Schwarz recommended forming an ad-hoc committee including two Councilmembers and the City Manager to hold meetings with Marin Mobile Home Park management and tenants. The ad-hoc committee would report back to Council on their progress at the February 19, 2020, regular Council meeting. The Council determined that they would make appointments to the new ad-hoc committee at the upcoming December 11, 2019, meeting after the seating of the new Councilmembers.

8.2 Adopt the City of Larkspur Storm Drain Master Plan.

Public Works Director Skinner presented the staff report and answered questions from the Council.

Public comment was received from 1 speaker:

- Kevin Carrol, Marin Park resident

Upon motion by Councilmember Haroff and seconded by Councilmember Hillmer, Council unanimously adopted Resolution 76/19 adopting the City of Larkspur Storm Drain Master Plan.

8.3 Introduction of Ordinance 1043 amending sections of Title 15 of the Larkspur Municipal Code to adopt by reference and amend provisions of the 2019 Edition of the California Building Standards Code, Title 24, California Code of Regulations; and also amending Chapters 15.18, "Floodplain Management," 15.38, "Underground Utilities," 15.40, "Reports of Residential Building Records," and 12.16, "Trees, Including Heritage Trees," to align with updates to Title 14, "Fire Prevention," and other fire safety measures.

Director of Planning & Building Toft presented the staff report and answered questions from the Council.

Acting Mayor Chu called for public comment and no one from the audience wished to speak.

Upon motion by Councilmember Haroff and seconded by Councilmember Way, Council unanimously introduced and waived first reading of Ordinance 1043 amending sections of Title 15 of the Larkspur Municipal Code to adopt by reference and amend provisions of the 2019 edition of the California Building Standards Code, Title 24, California Code of Regulations, amending Chapter 15.18 "Floodplain Management," amending Chapter 15.38 "Underground Utilities," amending Chapter 15.40 "Reports of Residential Building Records," and amending Chapter 12.16 "Trees, Including Heritage Trees" and set the public hearing for the second reading and adoption of Ordinance 1043 for the next regular meeting of the City Council.

9. ADJOURN

Council adjourned the meeting at 8:35 p.m.

Attested
/s/Alison Foulis
City Clerk