



**SPECIAL MEETING of the Larkspur City Council
Wednesday, April 19, 2023: 5:30 p.m.**

**REGULAR MEETING of the Larkspur City Council
Wednesday, April 19, 2023: 6:30 p.m.**

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

**Or join the meeting via video/teleconference at:
<https://us06web.zoom.us/j/84226350128>
Call-In Number: +1 669-444-9171
Webinar ID: 842 2635 0128**

*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.

SPECIAL MEETING 5:30 P.M.

1. ROLL CALL

ADJOURN TO CLOSED SESSION

2. CLOSED SESSION

- 2.1 CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2): One potential case

RECONVENE IN OPEN SESSION AND ANNOUNCE ANY REPORTABLE ACTION

3. ADJOURN TO REGULAR MEETING

REGULAR MEETING 6:30 P.M.

1. ROLL CALL & PLEDGE OF ALLEGIANCE

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/PROCLAMATIONS

None

4. 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.

4.1 [Approve warrants.](#)

4.2 [Approve minutes of the March 15, 2023, regular meeting.](#)

4.3 [Adopt a proclamation acknowledging April 2023 as Fair Housing Month.](#)

4.4 [Reminder to City Council to consider potential nominees for Larkspur's Citizen of the Year.](#)

4.5 [Adopt Resolution 19/23 amending the adopted FY 2022/23 Capital Improvement Program in the amount of \\$40,000 and awarding a construction contract for the base bid plus bid alternate for the Laurel Avenue Storm Drain Improvement Project \(CIP 22-307\) to Michael Paul Company, Inc.](#)

5. CITY MANAGER'S ORAL REPORT

6. COUNCILMEMBERS' ORAL REPORTS AND COMMENTS

7. PUBLIC HEARINGS

7.1 [APPEAL OF THE PLANNING COMMISSION DECISION TO APPROVE APPLICATION #21-55; A REQUEST FOR CONDITIONAL USE PERMIT, CIRCULATION ASSESSMENT PERMIT, SLOPE USE PERMIT, VESTING TENTATIVE MAP, STATE DENSITY BONUS LAW WAIVERS, INCENTIVES AND CONCESSIONS, DESIGN REVIEW AND CEQA EXEMPTIONS TO MODIFY AN EXISTING 5,230 SQ FT COMMERCIAL BUILDING, PROVIDE OUTDOOR SEATING, AND PERMIT A 20-UNIT CONDOMINIUM AND MIXED-USE RETAIL PROJECT, INCLUDING FOUR AFFORDABLE UNITS ON TWO RECONFIGURED PARCELS AT 1133-1169 MAGNOLIA AVENUE; APN NO. 020-034-14; C-2 \(COMMERCIAL\) ZONING DISTRICT; EDGE DEVELOPMENT/SHOPS AT MAGNOLIA, LLC, APPLICANT/OWNER; ELIZABETH BREKHUS, ESQ., FERN LEASING, INC., COLLEGE COURT, GEOFFREY HAMM, BARBARA MUSSER, CHRISTIE D. BLOOMBERG AND KATHRYN FRESCHI, APPELLANTS.](#)

- [Presentation – Staff](#)
- [Presentation – Appellant Brekhus](#)

- [Presentation – Applicant](#)
- [Additional Letter from Appellant Brekhus](#)
- [Public Comment – Swearingen](#)
- [Public Comment – White](#)
- [Public Comment – McCracken](#)
- [Public Comment – DeVoto](#)
- [Public Comment – Harris](#)
- [Public Comment – Trauss \(YIMBY Law\)](#)
- [Public Comment – Burns](#)
- [Public Comment – Browne](#)
- [Public Comment – Gardner](#)
- [Public Comment – Chandler](#)
- [Additional Letter from Appellant Brekhus \(2\)](#)
- [Public Comment – Hyde](#)
- [Public Comment – Lundstrom](#)
- [Public Comment – Zeger \(Retail West\)](#)
- [Public Comment – Mangat](#)
- [Public Comment – Smith](#)
- [Additional Letter from Applicant](#)
- [Additional Letter from Applicant \(2\)](#)

8. BUSINESS ITEMS

None

9. ADJOURN

Special Meeting of April 24, 2023

Regular Meeting of May 3, 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.