



LARKSPUR CITY COUNCIL
MEETING MINUTES

Larkspur City Council Chambers
400 Magnolia Avenue, Larkspur CA

April 19, 2023

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

SPECIAL MEETING

Mayor Paulson called the special meeting to order at 5:30 P.M.

1. ROLL CALL

COUNCIL PRESENT: Scot Candell, Kevin Carroll, Kevin Haroff, Catherine Way, and Mayor Gabe Paulson

COUNCIL ABSENT: None

STAFF PRESENT: City Clerk Alison Foulis, City Manager Dan Schwarz, Community Development Director Elise Semonian, and City Attorney Sky Woodruff

ADJOURN TO CLOSED SESSION

Mayor Paulson adjourned the meeting to the closed session at 5:35 P.M.

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

At 6:34 P.M., the Council reconvened in open session. Mayor Paulson announced that there was no reportable action taken in the closed session.

3. ADJOURN TO REGULAR MEETING

At 6:34 P.M., Mayor Paulson adjourned the special meeting to the regular meeting.

REGULAR MEETING

Mayor Paulson called the regular meeting to order at 6:35 P.M.

1. ROLL CALL & PLEDGE OF ALLEGIANCE

COUNCIL PRESENT: Scot Candell, Kevin Carroll, Kevin Haroff, Catherine Way, and Mayor Gabe Paulson

COUNCIL ABSENT: None

STAFF PRESENT: City Clerk Alison Foulis, Contract Planner Sean Kennings, City Manager Dan Schwarz, Community Development Director Elise Semonian, Public Works Director Julian Skinner, and City Attorney Sky Woodruff

Mayor Paulson led the pledge of allegiance.

2. PUBLIC COMMENT

The Council received public comment from:

- James Holmes

3. PRESENTATIONS/PROCLAMATIONS

None

4. APPROVAL OF THE CONSENT CALENDAR

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

- 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

City Manager Schwarz gave his oral report.

6. COUNCILMEMBERS' ORAL REPORTS AND COMMENTS

Councilmember Way reported on the following items:

1. 5/16/2023 1251 S Eliseo Drive Project Homekey Community Wide Meeting

Councilmember Carroll reported on the following items:

1. Marin Transit Route 22
2. Transportation Authority of Marin
3. MCCMC Homelessness Committee
4. Larkspur Library Irish Folk Singer Event
5. Tour of Hall Middle School

Mayor Paulson reported on the following items:

1. Board and Commission Members with Terms Expiring
2. Marin Sonoma Mosquito & Vector Control District Advice for Standing Water
3. 4/19/2023 SMART Board Meeting
4. Honoring Larkspur Resident Sandy Blauvelt

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.

Councilmember Way announced that she volunteers for the Schurig Center for Brain Injury Recovery neighboring the project, but that she has no conflict of interest prohibiting participation in the hearing this evening.

Councilmember Haroff announced that he spoke with Appellant Elizabeth Brekhus on 3/19/2023 and described the meeting.

Mayor Paulson opened the public hearing.

Contract Planner Kennings presented the staff report. Contract Planner Kennings and City Attorney Woodruff answered questions from the Council.

Patrick Hagan (speaking for Appellants College Court and Geoffrey Hamm) presented those appeals.

The Council adjourned the meeting for a five-minute break to correct audio issues.

Elizabeth Brekhus (speaking for Appellants Brekhus and Musser) and Julia Violich (speaking for Appellant Fern Leasing Inc.) presented their appeals.

Adam Gardner, Lee Robertson, and Anthony Craig (representing the Applicant) presented the Magnolia Village Application to the Council.

The Council received public comment from:

- James Holmes
- Mark Schrupf
- Chad Solter
- Kurt Berkstram
- Carol Schrupf
- Dave Herzer
- Eric Adam
- Ed Sardy
- Jeff Lay
- Joan Lubamersky
- Katie H.
- Julie Van Burress
- Camilla Baker

Seeing no one else wishing to speak, Mayor Paulson closed the public hearing.

The time being after 10:30 P.M., the Council waived the meeting curfew to 11:00 P.M.

The Council continued the public hearing to the next regular meeting on May 3, 2023, for further Council deliberation.

8. BUSINESS ITEMS

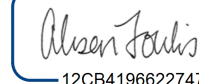
None

9. ADJOURN

The Council adjourned the meeting at 10:55 p.m.

Attested

DocuSigned by:



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Alison Foulis, City Clerk