



AMENDED AGENDA – REGULAR MEETING of the Larkspur Planning Commission
Tuesday, September 26, 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.

[Click here to review the Project Plans and Materials on the City Website](#)

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. 233 Monte Vista, Larkspur; APN 021-104-02; Benjamin Harris Faber, Applicant; PLN 23-38.

- **One Year Extension of Time** to June 5, 2024, for Design Review, Variance, and Heritage Tree Permit to construct new 1,571 square-foot two-story single-family residence on a vacant parcel (Planning Application No. 20-05).

B. Consider draft ordinance that would establish a replacement housing requirement for any project proposed on any property that has rental dwelling units affordable to lower or very low-income households, or had affordable units that were vacated or demolished in the five-year period preceding the application, and make a recommendation to the City Council.

~~**C. 40 Corte Placida, Greenbrae (Larkspur); APN 070-273-25; Theresa Tamley, Applicant; Sean and Anne Hews, Owners; PLN 23-36.**~~

- ~~**Design Review** as required by Larkspur Municipal Code (LMC) §18.64.020 to allow for the construction of a second-story addition over the garage and office of an existing, single-story, single-family residence. The proposed project complies with setbacks, height limits, and the allowable floor area ratio for the parcel.~~

**AT THE REQUEST OF THE APPLICANT, THIS ITEM HAS BEEN REMOVED FROM
THE AGENDA AND WILL NOT BE HEARD**

5. BUSINESS ITEMS

- A. Approve August 22, 2023, Planning Commission meeting minutes.
- B. Planning Commissioners' Reports.

6. ADJOURN

The next regular meeting of the Planning Commission is 7:00 p.m. on October 10, 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.