

**NOTICE OF
PLANNING COMMISSION
STUDY SESSION
CITY OF LARKSPUR**

APPLICANT'S NAME: Ciyavash Moazzami
PROPERTY OWNERS' NAME: Shops at Magnolia LLC
PROPERTY ADDRESS: One parcel (approx. 1.63 acres) located at the corner of Estelle Avenue and Magnolia Avenue, Larkspur
ASSESSOR'S PARCELS: 20-034-14
ZONING DISTRICT: C-2
PROJECT NAME/NUMBER: Study Session (SS) #21-12

ACTION REQUEST: Request for a Planning Commission workshop (study session) on a conceptual design for the redevelopment of existing commercial buildings with 24 townhomes (19 market rate and 5 below-market-rate units), 5,400 square feet of retail, and associated open spaces on Magnolia Avenue at the southeast corner of the Magnolia Avenue and Estelle Avenue intersection (1169 - 1133 Magnolia Avenue).



NOTE: This is a request for an informal study session to consider design approaches to a potential development plan. There has been no formal analysis regarding consistency with all General Plan goals, policies, and programs and all zoning regulations. No final recommendation, action, or decision will be rendered by the Planning Commission at this time.

ENVIRONMENTAL IMPACTS: The request is not a 'project' as this is a study session only to receive comment on a conceptual proposal where no action will be taken by the Planning Commission. The matter is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15060C(3) of the Guidelines.

REVIEWING BODY: Planning Commission
DATE / TIME: June 8, 2021, 7:30 PM
PLACE: Virtual Meeting via Zoom
Larkspur City Hall
400 Magnolia Avenue
Larkspur, CA 94939

TO PARTICIPATE OR WATCH THE PUBLIC HEARING: The Planning Commission Agenda with links to the public hearing and staff report will be available on the City website the Friday afternoon prior to the hearing date. Please sign up to attend the meeting at least five minutes prior to the start time. You can access the Agenda page of the City website by using the following link: <http://www.cityoflarkspur.org/288/Agendas-and-Minutes>.

You may view the project proposal and conceptual plans on the "Pending Applications" page on the City website here: <http://www.cityoflarkspur.org/829/Pending-Applications>

For further information, please call Sean Kennings, Contract Planner, at (415) 533-2111 or you may review the Study Session materials on file in the Planning Department.

Access to Meetings: Meeting facilities are accessible to persons with disabilities. If you require special assistance, please contact any staff member prior to the meeting. An interpreter for the deaf will also be made available upon request to the staff at least five days prior to the meeting.

Posting Date: May 28, 2021

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PLANNING AND BUILDING DIRECTOR