



AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, June 8, 2021

VIA TELECONFERENCE ONLY
Join the meeting at: <https://zoom.us/j/91304747197>

Or Call In:
+1 669 900 9128
Webinar ID: 913 0474 7197

Daniel Kunstler, Vice Chair

Brock Wagstaff, Chair

Laura Tauber

Jeffrey Swisher

Natasha Chalmers

Due to Coronavirus (COVID-19), the Planning Commission meeting will occur via teleconference only. All participants will be calling in to the meeting, and residents are urged to follow the Marin County Public Health Officer's shelter in place order and attend the meeting remotely as well. As allowed under Executive Order N-29-20 (March 17, 2020), the City of Larkspur will no longer offer an in-person meeting location for the public to attend. Join or watch the meeting remotely by registering at the following link: <https://zoom.us/j/99831854340>

You may submit public comment remotely by:

- 1. Emailing lk_planning@cityoflarkspur.org. Any email, including any pictures or materials you wish to be presented to the Planning Commission, must be received no later than 4:00 PM on the date of meeting.**
- 2. Select the "Raise Hand" icon in the Zoom meeting or dialing *9 if calling into the meeting.**

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

STUDY SESSION ITEMS

- 1. [Study Session #21-16; 1135-1169 Magnolia Avenue \(APN: 20-034-14\); Ciavash Moazzami, Applicant; Shops at Magnolia LLC, Property Owners; C-2 \(Commercial\) Zoning District.](#) 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. **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. *CEQA Status:* Statutorily exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15060.C(3) of the Guidelines.**

[Late Mail – David Leach](#)

[Late Mail – Kareem Barzergar](#)

[Late Mail – Lars Ihle, Swiss Garage](#)

BUSINESS ITEMS

2. Approval of Minutes – [May 25, 2021](#)
3. Planning Commissioners' Reports.

ADJOURNMENT

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 on the City website by clicking on the provided links.

Appeal Period: The Planning Commission's decision may be appealed by notifying the City Clerk's Office in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission's decision is in error.

Exhaustion of Remedies Requirement: Notice is hereby given that if you challenge any item on this agenda in court, you may be limited to raising only those issues raised at the Public Hearing or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Access to Meetings: Meeting facilities are accessible to persons with disabilities. If you require special assistance, please contact the Planning and Building Department staff at 927-5038 three-business days or more prior to the meeting. An interpreter for the deaf will also be made available upon request to the staff three business days or more prior to the meeting.