



AGENDA - Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, September 27, 2022

VIA TELECONFERENCE ONLY

Join the meeting at:

<https://us06web.zoom.us/j/83556906705>

Or Call In:

+1 669 900 9128

Webinar ID:

835 5690 6705

Jeffrey Swisher, Vice Chair

Natasha Chalmers, Chair

Brock Wagstaff

Max Williamson

Liam Campbell

The Planning Commission will meet by teleconference, consistent with the Brown Act as amended by AB 361 (2021). Join or watch the meeting remotely at the following link:

<https://us06web.zoom.us/j/83556906705>

Submit public comments by:

1. Emailing 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

1. [**DR/FAR/V EXCEPT 22-13; 8 Heather Way, APN: 21-203-07; Geoffrey Butler, Architect, Applicant; Jessica and Carlo Serafini, Property Owner; R-1 \(First Residential\) Zoning District.**](#) Applicant is requesting the following permits to construct a 200 square-foot addition to an existing 2,125 square-foot single-story residence on a 5,500 square-foot lot: 1) Design Review (DR); 2) Floor Area Ratio (FAR) Exception to permit a 2,425 square foot residence with a 0.44 FAR where 2,200 and a 0.40 FAR are permitted by code; 3) Setback Variance (V) to permit the relocation and reconstruction of the garage in the required front and side yard setbacks; 4) Lot Coverage Variance (V) to permit 54% lot coverage where 40% is allowed by code. *CEQA Status: This project has been found to be exempt from environmental review under Categorical Exemption 15301, Class 1-Existing Facilities of the CEQA Guidelines.*

[**Click here to review the project plans and materials – including late mail \(if any\)**](#)

2. **TEXT 22-26; Citywide; City of Larkspur, Applicant.** The Planning Commission will consider the following draft ordinances that would make text amendments to the Larkspur Municipal Code and make recommendations to the City Council:
 - a. [**An Ordinance of the City Council of the City of Larkspur Amending Title 17 Subdivisions and Title 18 Zoning To Comply with 2021 Senate Bill 9**](#) – The proposed ordinance establishes procedures and standards for urban lot splits and development of two residential units per lot in single family zoning districts to implement California Government Code Section 65852.21 ("SB 9") including

requirements for parking, owner occupancy, short term rental, size, height, accessory dwelling units and design.

- b. [An Ordinance of the Larkspur City Council Amending Various Sections of Title 18 of the Larkspur Municipal Code Related to Parking and to Facilitate Electric Vehicle and Accessible Parking Spaces](#) – The proposed ordinance amends various provisions of Title 18 Zoning, Chapter 18.56 Off-Street Parking and Loading, to allow for reductions in required on-site parking to accommodate accessible parking spaces and installation of an electric vehicle charging stations and associated equipment and would allow the Community Development Director to make determinations regarding parking requirements for uses not specified in the Chapter.
- c. [An Ordinance of the City Council of the City of Larkspur Amending Various Sections of Larkspur Municipal Code Title 18 Zoning Related to Accessory Dwelling Units and Allowing the Sale of Accessory Dwelling Units to Low- and Moderate-Income Households](#) – The proposed ordinance implements Government Code Section 65852.26 to allow certain nonprofit corporations to sell an accessory dwelling unit to persons or families of low or moderate income if certain conditions are met. The ordinance would amend various provisions of the Zoning Ordinance related to Accessory Dwelling Units, including application of development standards such as floor area.

[Click here for staff reports and draft ordinances – including late mail \(if any\)](#)

BUSINESS ITEMS

1. [Adoption of findings of Approval and Denial for application DR/FAR/SUP/V/HT EXCEPT 21-45](#), a proposal to demolish, remodel and construct new additions to an existing multi-story nonconforming single-family residence and accessory dwelling unit, and to demolish and construct a new detached (enclosed) two-car garage with attached (open) carport and an understory spa/gym below at 10 Walnut Avenue (APN: 021-103-04). **Note:** During the August 23, 2022, Planning Commission meeting, the Commission acted to approve applications pertaining to the existing and proposed structures, and denied the requested fence height exception permit.
2. [Floor Area Ratio Discussion](#). The Commission will discuss the current regulations pertaining to residential floor area ratios and, if determined appropriate, will provide direction to staff to return with additional information or possible amendments to the existing standards for the Commissions consideration.
3. Approval of Minutes – [August 23, 2022](#)
4. Planning Commissioners' Reports.

ADJOURNMENT

Availability of Documents: Any writings, late mail 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 link provided with each application (above) or by using the link below:

<https://www.ci.larkspur.ca.us/829/Pending-Applications>

Appeal Period: Final decisions by the Planning Commission may be appealed to the City Council by filing an application for appeal or rehearing with the City Clerk within 10 days of the from the date of the final decision as provided by Larkspur Municipal Code Chapter 2.50..

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 (Cal. Govt. Code § 65009(b)(2)).

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.