



LARKSPUR CITY COUNCIL
MEETING MINUTES

Larkspur City Council Chambers
400 Magnolia Avenue, Larkspur CA
And Via Videoconference Per AB 361 (2021)

September 7, 2022

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

REGULAR MEETING

Mayor Hillmer called the meeting to order at 6:31 P.M.

1. ROLL CALL & PLEDGE OF ALLEGIANCE

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

COUNCIL ABSENT: None

STAFF PRESENT: City Clerk Alison Foulis, Central Marin Fire Chief Ruben Martin, Assistant to City Manager Shannon O'Hare, City Manager Dan Schwarz, Community Development Director Elise Semonian, Public Works Director Julian Skinner, and City Attorney Sky Woodruff

Mayor Hillmer led the pledge of allegiance.

2. PUBLIC COMMENT

The Council received public comment from:

- John Perdo
- Duncan McCandless

3. PRESENTATIONS/PROCLAMATIONS

- 3.1 Update on the Neighborhood Response Group (NRG) Program by Rachel Kertz, NRG Coordinator.

NRG Coordinator Kertz provided a presentation and answered questions from the Council.

The Council received public comment from:

- John Perdo

4. APPROVAL OF THE CONSENT CALENDAR

Upon motion by Councilmember Haroff, and seconded by Councilmember Candell, 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 August 3, 2022, regular meeting.
- 4.3 Approve minutes of the August 9, 2022, special meeting.
- 4.4 Adopt Resolution 64/22 authorizing City Council and City Advisory Body meetings to be held via teleconference for the 30-day period beginning September 10, 2022, and making related findings pursuant to AB 361.
- 4.5 Adopt Resolution 65/22 approving revisions to the City of Larkspur's Conflict of Interest Code.
- 4.6 Approve the City's response to the 2021-22 Marin County Civil Grand Jury report entitled "Affordable Housing: Time for Collaboration in Marin."
- 4.7 Adopt Resolution 66/22 adopting the amended Investment Policy for the City of Larkspur.

- 4.8 Adopt Resolution 67/22 approving amendments to the Outline of Salaries and Benefits for the Management Unit of Employees.
- 4.9 Adopt Resolution 68/22 amending the adopted Fiscal Year 2022/23 Capital Improvement Program to add the Bon Air Road Bridge Mitigations Project Five-Year Monitoring and Replanting Project (CIP 25-302).

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. 8/11/2022 Central Marin Fire Council Meeting
2. 8/11/2022 Central Marin Police Council Meeting
3. 1251 S. Eliseo Dr. Project Homekey Community Advisory Group Meeting

Vice Mayor Paulson reported on the following items:

1. Marin Wildfire Prevention Authority (MWPA) Ross Valley Shaded Fuel Break Project
2. Housing Steering Committee

Councilmember Haroff reported on the following items:

1. Housing Steering Committee
2. Larkspur Chamber of Commerce Wine Stroll

7. PUBLIC HEARINGS

- 7.1 APPEAL OF THE PLANNING COMMISSION DECISION TO APPROVE APPLICATION DR/FAR #22-12; 355 BRETANO WAY; APN NO. 070-232-12: A REQUEST FOR DESIGN REVIEW AND FLOOR AREA RATIO EXCEPTION TO PERMIT AN 847 SQUARE-FOOT SECOND STORY ADDITION TO AN EXISTING 2,285 SQUARE FOOT SINGLE-STORY HOME ON A 7,521 SQUARE FOOT PARCEL IN THE R-1 (FIRST RESIDENTIAL) ZONING DISTRICT; DAVE JOCHUM, APPLICANT; JAMES & LAUREN MALACHOWSKI, PROPERTY OWNERS; ANTHONY GERALDI, APPELLANT.
Council to hold a public hearing and consider adopting Resolution 69/22 denying the appeal and upholding the Planning Commission's approval of the project.

Community Development Director Semonian presented the staff report and answered questions from the Council.

Mayor Hillmer opened the public hearing.

Appellant Anthony Geraldini provided a presentation to the Council on their appeal and answered questions from the Council.

Applicant James Malachowski and Architect Dave Jochum provided a presentation to the Council on their project and answered questions from the Council.

No one from the public wished to comment.

Mayor Hillmer closed the public hearing.

Upon motion by Councilmember Way, and seconded by Councilmember Candell, the City Council adopted Resolution 69/22 upholding the Planning Commission approval of Application No. DR-FAR 22-12 for 355 Bretano Way, Greenbrae (Larkspur), proposing an 847 square-foot second story addition to an existing 2,285 square-foot single-store home on a 7,521 square-foot parcel and denying the appeal. The vote was 4-1 (Councilmember Haroff opposed).

8. BUSINESS ITEMS

The Mayor announced that he will be re-ordering the Business Items on the agenda to hear Item 8.2 first.

- 8.2 REPORT FROM RENT STABILIZATION AD-HOC COMMITTEE (COUNCILMEMBER HAROFF & VICE MAYOR PAULSON).
Council to receive verbal report from the ad-hoc committee on their activities.

Councilmember Haroff and Vice Mayor Paulson provided an update from the Rent Stabilization Ad-Hoc Committee and answered questions from the Council.

The Council received public comment from:

- Will Madison, Prime Residential
- Kevin Carroll
- John Perdo
- Tristan
- Njoki
- Evan
- Nicholas
- Julie
- Leslie W.
- Duncan McCandless
- Scott Jones
- Joan Weinberg
- Robin Jordan
- Linda Swanson
- Elise, Prime Residential

- 8.1 AWARD CONSTRUCTION CONTRACT FOR THE BON AIR ROAD BRIDGE MITIGATIONS PROJECT (CIP 15-002)
Council to adopt Resolution 70/22 awarding a construction contract for the Bon Air Road Bridge Mitigations Project to McGuire and Hester as the lowest responsible bidder submitting the lowest responsive bid.

Public Works Director Skinner presented the staff report and answered questions from the Council.

No one from the public wished to comment.

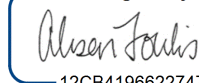
Upon motion by Councilmember Haroff, and seconded by Councilmember Candell, the City Council adopted Resolution 70/22 awarding a construction contract for the Bon Air Road Mitigations Project (CIP 15-002) to McGuire and Hester in the amount of \$3,180,526. The vote was unanimously in favor.

9. ADJOURN

The Council adjourned the meeting at 9:20 p.m.

Attested

DocuSigned by:



12CB4196622747E...

Alison Foulis, City Clerk