



**REGULAR MEETING of the Larkspur Planning Commission  
Tuesday, December 12, 2023: 7:00 p.m.**

**Larkspur City Council Chambers  
400 Magnolia Avenue, Larkspur, CA**

**Or view 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*

The Planning Commission offers viewing of the meeting via Zoom as a courtesy to the public. **Public comment via Zoom has been suspended.** Unless a member of the Planning Commission is attending the meeting via teleconference pursuant to the provisions of AB 2449 (2022), if a technical error or outage occurs on the Zoom feed, the Planning Commission will continue the meeting in public in the Larkspur City Council Chambers, 400 Magnolia Ave, Larkspur CA.

**Staff reports and documents will be posted as they are completed by Friday prior to the meeting.**

<https://cityoflarkspur.org/144/General-Plan-Update>

<https://cityoflarkspur.org/560/Housing-Element-Update>

**Submit public comment by:**

1. Mailing or dropping off written comments to 400 Magnolia Avenue, Larkspur, CA 94939
2. Emailing [generalplan@cityoflarkspur.org](mailto:generalplan@cityoflarkspur.org) prior to 4:00 P.M. on the day of the meeting
3. Attending the meeting **in-person** at the Council Chambers, 400 Magnolia Avenue, Larkspur CA

**1. ROLL CALL**

**2. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

**3. PLANNING DIRECTOR'S REPORT**

**4. PUBLIC HEARING [to consider 2040 General Plan, 2023-2031 Housing Element, Final Environmental Impact Report, and draft ordinance modifying text in the Larkspur Municipal Code to implement the documents and make recommendations to the City Council. Zoning Code changes include modifying the threshold for Circulation Assessment Permits and Traffic Impact Fees, rezoning sites to Open Space zoning designation, rezoning sites to Housing Priority Overlay Zone designation with new minimum and maximum densities, and allowing housing in the Administrative-Professional zoning district.](#)**

**5. BUSINESS ITEMS**

- A. Approve [September 26](#) and [November 14, 2023](#), Planning Commission meeting minutes
- B. Planning Commissioners' Reports
- C. Election of Chair and Vice Chair

**6. ADJOURN**

The next regular meeting of the Planning Commission is 7:00 p.m. on January 9, 2024.

**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](mailto: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](mailto: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](mailto:cityclerk@cityoflarkspur.org) or (415) 927-5002 at least 72 hours prior to the meeting.