



**AGENDA – Meeting of the Larkspur Zoning Administrator  
1:00 PM, Thursday, September 18, 2017  
Larkspur City Hall  
400 Magnolia Avenue  
Larkspur, CA**

Kristin Teiche, Zoning Administrator

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**AGENDA ITEMS**

1. **DR/FAR #17-17; 55 Holly Avenue, Larkspur; APN: 020-213-03; Andrew Behrens, Applicant/Owner; R-1 (First Residential) Zoning District.** Applicant is requesting design review and floor area ratio exception to construct a minor 30 square foot ground story addition at the rear of the home.
2. **FHE #17-43; 122 Ward Street, Larkspur; APN: 020-253-08; Ira Johnson, Rainscapes Design Landscape Architecture, Applicant; Jessie and Alex Chruchill, Property Owners; R-3 (Multi-Family Residential) Zoning District.** Applicant is requesting a fence height exception permit to replace an existing 6-foot chain link fence located along the westerly street side of their corner parcel, with a new 6-foot wood fence and landscaping. Code requires fences along the street side of a corner parcel to maintain a 10-foot street side yard setback. Fence will be located outside of the lot boundary in the unimproved portion of the Locust Street public right-of-way. Starting at the Locust Street frontage, fence height will be limited to 36 inches (to match the height of historic front yard fence), for a distance of 20 feet, then step up to 6 feet in height.

**Availability of Documents:** Any writings or documents provided to the Zoning Administrator regarding an item on this agenda will be made available for public inspection, during normal business hours, at the Planning Department at City Hall located at 400 Magnolia Avenue, Larkspur, CA.

**Appeal Period:** The Zoning Administrator decision may be appealed by notifying the City Manager's Office in writing, within 10 days of the decision. The written appeal must identify the reason for the appeal and note wherein the Zoning Administrator'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 listed above 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 City Clerk at 927-5002 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.