



## AGENDA – Meeting of the Larkspur Zoning Administrator

10:00 AM Monday June 6, 2022

VIA TELECONFERENCE ONLY

Join the meeting at:

<https://us06web.zoom.us/j/86562306304>

Or Call In:

+1 (669) 900-9128

Webinar ID: 865 6230 6304

Kristin Teiche, Zoning Administrator

The Larkspur Zoning Administrator meetings may continue to meet by teleconference, consistent with the Brown Act as amended by AB 361 (2021). Under the amended rules, the City will not provide a physical location for members of the public to participate in the teleconference meeting. Join or watch the meeting remotely by following the link or calling in to the number listed at the top of the agenda or below.

**Meeting Link:** <https://us06web.zoom.us/j/86562306304>

You may submit public comment remotely by:

1. Emailing [lk\\_planning@cityoflarkspur.org](mailto:lk_planning@cityoflarkspur.org). Any email, including any pictures or materials you wish to be presented to the Planning Commission, must be received by **5:00 PM** the day before the meeting.
2. Select the “Raise Hand” icon during the Zoom meeting or dialing \*9 if calling into the meeting.

### AGENDA ITEM

1. **DR #22-08; 126 Magnolia Ave, Larkspur; APN: 021-181-16; Drake Gardner, Applicant; Tom McCarthy, Property Owner; R-1 (First Residential) Zoning District.** The applicant is requesting Design Review (DR) approval to construct a new 840 square-foot detached garage and storage accessory structure. Structure would comply with applicable zoning regulations. CEQA: Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15303, Class 3.

[Click the link here to review the project plans and materials.](#)

2. **DR/EXC 22-09; 633 Magnolia Ave, Larkspur; APN: 020-223-05; John Ducharme Construction, Applicant; T.D. Investments LP, Owners; R-1 (First Residential) Zoning District.** Applicant is requesting the following permits to merge a nonpermitted basement unit into the legal unit above, to increase the height of the rear half of the roofline, and alter window openings: 1) Design Review (DR); 2) Non-Conforming Structure Exception (EXC) to permit the proposed remodel of a nonconforming three unit property, the raising of the roofline and new window openings that encroach into the nonconforming north side-yard setback. CEQA: Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15303, Class 3.

[Click the link here to review the project plans and materials.](#)

**Availability of Documents:** The full record for the above listed applications on this agenda are available for public inspection on the City website by clicking on the highlighted links above or by using the following link: <https://www.ci.larkspur.ca.us/829/Pending-Applications>

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**Appeal Period:** The Zoning Administrator decision may be appealed by notifying the City Clerk'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.