



AGENDA – Meeting of the Larkspur Zoning Administrator
1:00 PM, Tuesday, November 22, 2016
Larkspur City Hall
420 Magnolia Avenue
Larkspur, CA

Kristin Teiche, Zoning Administrator

AGENDA ITEM

1. **DR/FAR 16-51; 70 Corte Toluca, Greenbrae (Larkspur); APN: 070-241-16; Max Crome Architecture; Applicant; Doug Hendrickson, Property Owner; R-1 (First Residential) Zoning District.** Applicant is requesting Design Review and Floor Area Ratio Exception to permit ground story additions totaling 165 sq. ft. and a .31 FAR where .23 FAR is permitted by code due to the slope of the property.
2. **FHE 16-56; 73 Madrone Avenue, Larkspur; Ms. Anne Lowinger, Applicant/Owner; R-1 (First Residential) Zoning District.** Applicant is requesting a fence height exception to install new wood fences, measuring 5-foot and 6-foot in height and a decorative 9-foot tall entry structure within the required 20-foot front yard setbacks. Code limits fences in required yards to 42 inches 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.