



**AGENDA – Meeting of the Larkspur Zoning Administrator**  
**1:00 PM, Tuesday, March 21, 2017**  
**Larkspur City Hall**  
**420 Magnolia Avenue**  
**Larkspur, CA**

Kristin Teiche, Zoning Administrator

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**AGENDA ITEM**

1. **DR 17-07; 106 Baltimore Ave. APN: 021-115-11; Pacific Design Group, Applicant; Jeff and Alex Jennings, Owner; R-1 (First Residential) Zoning District.** Enclosing of two carports into garage space; addition of 4 square feet to first floor.
2. **UP 17-10; 295 Magnolia Avenue, APN: 021-101-44; Backstage Mountain View Winery; Mountain View Vintners, LLC; Applicant; Keinan Kelsey; Property Owner; GD (Garden Downtown) Zoning District.** Applicant is proposing to open a retail food business and wine bar with both indoor and outdoor seating. Operating hours are generally 12:00 pm to 9:00 pm, with sales of retail items and pre-packaged foods in the day and food and wine tasting in the evenings.
3. **UP 17-11; 2201 Larkspur Landing Circle; APN: 018-191-01; Fisher's Cheese and Wine; Wylie Price, Applicant; Marin Country Mart LLC, Property Owner; PD (Planned Development) Zoning District.** Applicant is proposing installation of a dedicated outdoor seating area to accommodate between 26-28 persons.

**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.