



**AGENDA – Meeting of the Larkspur Zoning Administrator  
10:00 AM Monday, May 3, 2021  
VIA TELECONFERENCE ONLY**

Join the meeting at: <https://zoom.us/j/96394504230>

Or Call In:  
+1 (669) 900-9128  
Webinar ID: 963 9450 4230

Kristin Teiche, Zoning Administrator

**Due to Coronavirus (COVID-19), the Zoning Administrator meeting will occur via teleconference only. All participants will be calling in to the meeting, and residents are urged to follow the Marin County Public Health Officer's shelter in place order and attend the meeting remotely as well. As allowed under Executive Order N-29-20 (March 17, 2020), the City of Larkspur will no longer offer an in-person meeting location for the public to attend. Join or watch the meeting remotely by registering at the following link:**

<https://zoom.us/j/96394504230>

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 no later than 4:00 PM on the date of meeting.**
2. **Select the "Raise Hand" icon in the Zoom meeting or dialing \*9 if calling into the meeting.**

## AGENDA ITEM

1. **DR/EXCEPT/FHE 21-10; 67 Frances Avenue, Larkspur; APN: 020-062-04; Jeff Kroot Architect, Applicant; Arzhang Derakhshani, Property Owner; R-1 (First Residential) Zoning District.** The applicant is requesting the following permits to allow interior and exterior remodeling of the existing residence. No new additions are proposed: 1) Exception Permit to allow the following within the nonconforming 3-foot 9 inch to 4-foot ten-inch side yard setbacks, where 5 feet is required by code: A) Removal of the existing flat roof and installation of a new hipped roof; and B) Installation of new west side window openings on both floors. 2) Design Review to allow the replacement of the roof and an increase in the existing second story roof height from 20 feet 2 inches to 24 feet 7 inches at the ridgeline where code permits up to 30 feet. 3) Fence Height Exception Permit to legalize an existing 4-foot 11-inch front yard fence that encloses the east side of the front yard and extends approximately 2 feet into the unimproved portion of the Frances Avenue CEQA: *Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301, Class 1 – Existing Facilities*

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

2. **FHE 21-19; 89 Diane Lane, Larkspur; APN: 021-202-01; Georgia Athanasiou, Applicant/Owner; R-1 (First Residential) Zoning District.** The applicant is requesting a Fence Height Exception permit to allow the installation of a new 6-foot-tall wood fence within the 10-foot street side yard setback required from the Midway Road frontage. Fence design would be wood frame with 2 X 6-inch horizontal fence boards.

[Click the link here to review the site plan.](#) [Click the link to view the fence design.](#)

**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>

**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.