



AGENDA – Meeting of the Larkspur Zoning Administrator

1:00 PM Tuesday, November 16, 2021

VIA TELECONFERENCE ONLY

Join the meeting at:

<https://us06web.zoom.us/j/81172934278>

Or Call In:

+1 (669) 900-9128

Webinar ID: 811 7293 4278

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.

Meeting Link: <https://us06web.zoom.us/j/81172934278>

You may submit public comment remotely by:

1. Emailing 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. **FHE 21-39; 130 Pepper Ave, Larkspur; APN: 020-235-01; Zach Wahle, G Landscape Division, Applicant; Cindy Winship, Property Owner; R-1 (First Residential) Zoning District. CEQA: Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15303, Class 3.** The applicant is requesting a Fence Height Exception Permit to replace existing fences and shrub rows located within the 20-foot front yard setback required from Elm Avenue, and within the 10-foot street side yard setback required from Pepper Avenue. New fencing is proposed as follows: 1) Replacement of existing fencing along Elm Avenue in the same location with a new 6-foot wood frame fence with horizontal fence boards; 2) Extend new 6-foot wood fence from Elm Avenue down to Pepper Avenue with a 14 to 16-foot setback from the street edge. Fence would then return to the northwesterly front corner of the home to enclose the yard area with pool, located below Elm Avenue.

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

2. **FHE 21-42; 93 Wilson Way, Larkspur; APN: 021-271-28; Patrick Kelly, Applicant/ Owner; R-1 (First Residential) Zoning District. CEQA: Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15303, Class 3.** The applicant is requesting a Fence Height Exception Permit to install approximately 150 linear feet of 6-foot privacy fencing in front of the residence, along the top of the road bank in the Wilson Way right-of-way. Fencing would extend from the northeasterly front corner of the lot to the entry stairway for the home. No designated on-street parking spaces would be removed or impeded by the fence. The proposed fence construction would be a wood frame and wood panel fence, however, the central section where the roadway bends would be 3 feet of wood fencing topped with 3 feet of framed wire fence to preserve site lines for pedestrians and vehicles traveling on Wilson Way.

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

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.