



Elise Semonian
Community Development Director

HEARING BODY: Zoning Administrator
TIME: 4:00 PM
DATE: Wednesday, November 29, 2023
PLACE: Larkspur City Hall Council Chambers, 400 Magnolia Avenue

You may submit public comment remotely by:

1. Emailing planning@cityoflarkspur.org. Any email, including any pictures or materials you wish to be presented to the Zoning Administrator, must be received by 12:00 PM the day of the meeting.
2. Attending the meeting in-person at the Council Chambers, 400 Magnolia Avenue, Larkspur CA.

AGENDA ITEM

PUBLIC HEARING PLN #23-42. 135 Elm Ave, Larkspur; APN: 024-062-08; Kenneth Holder., Applicant; Jake & Jenna Koerner, Property Owner; R-1 Zoning District.

The applicant is requesting Design Review approval to allow for the proposed modification of an existing second-story roofline. The additional floor area proposed at the ground level is exempt from Design Review under LMC Sections 18.64.020 (B)(2) and 18.35.03 (C)(1).

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

Appeal Period: The Zoning Administrator’s 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.