



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, January 12, 2016
Central Marin Police Authority
250 Doherty Drive, Community Meeting Room
Larkspur, CA
(Note: Special Meeting Location)

Laura Tauber, Vice Chair

Todd Ziesing, Chair

Monte Deignan

Daniel Kunstler

Mark Sandoval

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

1. [DR/UP 15-09: 2207 Larkspur Landing Circle \(AP# 018-191-01\); BCV Architects & YogaWorks, applicant; Marin Country Mart LLC – James Rosenfield, property owners; PD \(Planned Development\) Zoning District.](#) Applicants are requesting approval of the following permits to allow operation of a yoga studio on the second floor of Building 5 in the Marin Country Mart retail center. The yoga studio would include two indoor instructional workout rooms, and one roofed, partially enclosed outdoor instructional workout room, and minor retail sales; 1) Design Review of proposed exterior building alterations to expand the second floor roofline to cover an outdoor patio and create an outdoor instructional workout room; 2) Conditional Use Permit for a tenant space in excess of 4,000 sq. ft. The proposed use would occupy 5,217 sq. ft.; and 3) Conditional Use Permit to allow a fitness use with class sizes of ten or more persons. Proposed class sizes are anticipated to be 25-30 persons.

BUSINESS ITEMS

1. [Adopt Findings of Approval for Application DR/SUP/HT/FHE 15-44: 219 Hawthorne Avenue;](#) Polsky Perlstein Architects, Applicant; Dennis and Susan Gilardi – Marin County Exchange Corporation, Owners; Assessor's Parcel: 020-222-02; R-1 (First Residential) Zoning District.
2. Commissioners Reports
3. Election of Officers for 2016
4. Approval of minutes of Planning Commission meeting on [December 8, 2015](#)

Availability of Documents: Any writings or documents provided to a majority of the Planning Commission regarding an item on this agenda will be made available for public inspection, during normal business hours, at the Customer Service Counter at City Hall located at 400 Magnolia Avenue, Larkspur, CA and in the Larkspur Library, located at the same address.

Appeal Period: The Planning Commission's decision may be appealed by notifying the City Manager's Office in writing, within 10 days of the Commission's decision, stating wherein the Planning Commission'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 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.

*The Larkspur Planning Commission will hear the item(s) on this agenda in the Council Chambers,
Larkspur City Hall, 400 Magnolia Avenue, Larkspur.*