



Meeting of the Larkspur Planning Commission
7:00 p.m., Tuesday, August 14, 2018
Larkspur City Council Chambers
400 Magnolia Avenue, Second Floor
Larkspur, CA

Todd Ziesing, Vice-Chair

Monte Deignan, Chair

Daniel Kunstler

Laura Tauber

Ignatius Tsang

ROLL CALL

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

PLANNING DIRECTOR'S REPORT

PUBLIC HEARING ITEMS

1. [UP/SIGN #18-25: 2094 Redwood Highway, Greenbrae \(APN 023-031-16\); Bruce Berman on behalf of Grateful Dog Inc., applicant, Tsuchiya Family Revocable Trust, property owners; L-1 \(Light Industrial\) Zoning District.](#) Applicants are requesting the following permits to support permit approvals to operate a dog grooming, daycare, and limited overnight boarding, and sales of canine pet products in a 4,546 square foot commercial building: 1) Conditional Use Permit per LMC 18.52.025(D) for commercial retail services in the L-1 (Light Industrial) Zoning District; and 2) Sign Permit to change the copy on an existing nonconforming sign that was previously approved under a variance application. *CEQA Status: Categorically Exempt pursuant to Sections 15301, Class 1 of the California Environmental Quality Act (CEQA) Guidelines; minor alterations to an existing building and new copy on an existing sign for a new commercial tenant located within a light industrial zone district.*
2. [DR/UP/HT 18-11: 1401 Larkspur Landing Circle; Bldg. E \(APN 018-191-01\); Jared Taylor on Behalf of Shake Shack Restaurant, applicants; Marin Country Mart LLC; property owners; PD \(Planned Development\) Zoning District.](#) The applicants are requesting the following permits to allow operation of a new 165 seat restaurant at 1401 Larkspur Landing Circle (Building E) in the Marin Country Mart (previously Maxwell the Cleaners): 1) Design Review for exterior remodeling of the building façade, including demolition of the existing drive through canopy, and miscellaneous building features, and installation of new windows, new entryway and access improvements, new exterior dining patio and deck, and landscaping; 2) Conditional Use Permit to allow outdoor dining of approximately 98 seats; and 3) Heritage Tree Permit to allow the removal of 5 heritage sized trees along Larkspur Landing Circle and the central driveway adjacent to 1401 Larkspur Landing Circle (Building E), including three River red gum trees and two Red flowering gum trees. *CEQA Status: Categorically Exempt pursuant to Sections 15303 Class 3 of the California Environmental Quality Act (CEQA) Guidelines; Conversion of a small structure where only minor modifications are made to the exterior of the structure.*

BUSINESS ITEMS

1. Commissioners' Reports
2. Approval of minutes of [Planning Commission meeting on July 24, 2018.](#)

ADJOURNMENT

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 Clerk'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 Planning and Building Department staff at 927-5038 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.*