



Meeting of the Larkspur Planning Commission  
7:00 p.m., Tuesday, September 11, 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

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## 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.*

Note: This matter is continued from the August 14, 2018 meeting of the Planning Commission.

## BUSINESS ITEMS

1. Adoption of [findings of denial for application DR/FHE #18-04](#) requesting construction of an approximately 1,500 sq. ft. two story addition at the northwesterly rear corner of an existing single story, single family residence, and to legalize an existing shrub row fence and driveway entry arbor that exceed the 42 inch height limit for fences in front yard at 422 Alexander Avenue (APN 021-233-06). Note: The Planning Commission acted to deny the application on August 28, 2018.
2. Commissioners' Reports
3. Approval of [minutes of Planning Commission meeting on August 28, 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.*