

CITY OF LARKSPUR
Notice of Public Hearing
And
Notice of Intent to Adopt a Mitigated Negative Declaration

NOTICE IS HEREBY GIVEN that the **Larkspur City Council** will hold a **Public Hearing** on the **2000 Larkspur Landing Circle Project** (GPA/CAP/FAR/TEXT/MP 03-100). The 10.675-acre project site (AP# 018-171-32) is located near the intersection of E. Sir Francis Drake Blvd and Larkspur Landing Circle East in the City of Larkspur. The project site is zoned P-D, Planned Development, District. The Ross Valley Sanitary District (aka Sanitary District No. 1) presently owns the site; all but 1.5 acres is under option to Campus St. James, Larkspur, LLC. Both are parties to the project application.

REQUEST for the following permits/approvals to allow for the demolition of the existing Sanitary District facilities and construction of a mixed-use development project, including a 63,275 sq.ft., approx. 80-room business hotel, replacement facilities for the Sanitary District that would include an 11,000 sq.ft. administrative office building, equipment maintenance facility, parking for service vehicles, outdoor materials storage space, and an above-ground refueling service vault, and 126 for-sale multi-family residential units. Approximately 48,735 sq.ft. in the northeast corner of the site would be dedicated for the expansion of Miwok Park:

- **General Plan Amendments** to a) change the General Plan Land Use Map designation for the project site from Administrative and Professional Offices and Medium Density Residential (up to 12 dwelling units/acre) to Commercial, High Density Residential (up to 21 dwelling units/acre), Public Facilities, and Open Space (Parkland); and b) make text amendments, including adding an exception to the maximum floor area ratio (FAR) requirement for the Commercial land use designation in order to permit a maximum FAR of 1.0 and deleting the requirement that the scale of buildings in the Commercial land use category be comparable to the Restricted Commercial land use category.
- **Preliminary Development Plan**, pursuant to the Larkspur Municipal Code Chapter 18.14, to establish development standards for the project and **Exceptions to the Zoning Ordinance** to a) allow a floor area ratio (FAR) of 1.0 for the hotel portion of the project where 0.4 FAR is currently allowed (Section 18.48.055 of the Larkspur Municipal Code, aka LMC); b) allow a FAR of 0.85 for the residential portion of the project where 0.6 FAR is currently allowed (Section 18.35.040 of the LMC); c) increase the C-2 Commercial District's 25-foot height limit to 57 feet and the R-3 Third Residential District's 35-foot height limit to 55 feet (Sections 18.48.040 18.32.040 of the LMC); d) reduce off-street parking requirements for the proposed hotel component by 6 parking spaces (Section 18.56.100 of the LMC); e) reduce off-street parking requirements for the proposed residential component by allowing 11 of the required off-street spaces to be located on-street (Section 18.56.100 of the LMC); and f) allow exception to the provisions of the Slope and Hillside Development Regulations (Chapter 18.34 of the LMC).
- **Circulation Assessment Permit** pursuant to Larkspur Municipal Code Chapter 18.14.

Although not being considered at the present time, and therefore not a part of this analysis, prior to construction of the project, the approval of the following additional entitlements will be required: a Heritage Tree Removal Permit, Grading Permit, Precise Development Plan, subdivision map, and design review.

The Public Hearing will be held:

DATE: **August 17, 2005**
TIME: **7:30 p.m.**
HEARING BODY: **Larkspur City Council**
PLACE: **Larkspur City Hall**
400 Magnolia Avenue
Larkspur, CA 94939

A Mitigated Negative Declaration of environmental impact has been prepared for the project pursuant to the requirements of the California Environmental Quality Act. Copies of the Mitigated Negative Declaration and related Initial Study are available at the Larkspur Planning Department, 400 Magnolia Avenue, Larkspur during regular office hours. The documents can also be viewed on the City's web site: www.larkspurcityhall.org. Prior to taking action on the merits of the above listed agenda items, the City Council will consider the adoption of the Mitigated Negative Declaration.

If you are interested in this item, you may wish to call Customer Service at 927-5110 on the date of the hearing to confirm that it is still on the agenda. For further information, please call Nancy Kaufman at 927-5025, or you may review the application materials on file in the Planning Department.

If you challenge this application in court, you may be limited to raising only those issues you or someone else raised during the public hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing (Government Code, Section 65009 (b) [2]).

Access to Meetings: Meeting facilities are accessible to persons with disabilities. If you require special assistance, please contact any staff member prior to the meeting. An interpreter for the deaf will also be made available upon request to the staff at least five days prior to the meeting.

PUBLISH: August 2, 2005

JEAN BONANDER
CITY MANAGER