

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

**NOTICE IS HEREBY GIVEN** that the **Planning Commission** will hold a **Public Hearing** on a proposal by Larkspur Housing Partners to develop the site formerly known as the Niven Nursery site; the project is briefly described below.

**PROJECT APPLICANT:** Larkspur Housing Partners, Inc.

**PROPERTY OWNER:** Irving Group, LLC

**PROJECT LOCATION:** 2 Ward Street (APN 022-110-45). The 16.8-acre site is bounded by Doherty Drive and Larkspur Plaza on the north, Larkspur Creek on the east and south, and the former railroad right-of-way and Larkspur Plaza on the west.

**ZONING / GENERAL PLAN:** P-D, Planned Development, District; Low Density Residential and Parkland/ Public Facilities

**PROJECT DESCRIPTION (File: Prelim 07-07)**

The site of the proposed project is within Subarea 3 of the Central Larkspur Specific Plan (CLASP); it is also known as the former Niven Nursery site. The project includes:

1. A mix of 14 cottages ranging in size from 910 sq. ft. to 1,520 sq. ft.;
2. 29 single-family homes ranging in size from 3,200 sq. ft. to 4,325 sq. ft. including garages (plus six second units); and
3. 36 apartment style senior housing units ranging in size from 1,084 sq. ft. to 1,717 sq. ft. not including garages.

The project also provides 2.79 acres for a community facility and park and a 0.62-acre common area.

**REQUESTED APPROVALS:**

- **Central Larkspur Specific Plan (CLASP)** text amendments to (1) revise the average lot size for single family detached dwellings from 7,500 sq. ft. to 9,050 sq. ft.; and (2) allow cottage homes ranging up to 1,525 sq. ft. in living area rather than the maximum of 1,250 sq. ft. currently permitted in the CLASP, and to change the maximum allowable cottage size of 1,250 sq. ft. to an average size cottage exclusive of garage and carports.
- **Preliminary Development Plan** approval pursuant to Larkspur Municipal Code Section 18.55.060, Planned Development District
- **Exceptions to the CLASP as part of the Preliminary Development Plan application** to: (1) allow an FAR of up to 0.45 for the single family homes where the allowable maximum FAR is 0.40; and (2) allow for tandem parking for the smaller cottages.
- **Alternative Equivalent Action** pursuant to Section 18.31.040 C. of the Larkspur Municipal Code.

Though not applied for at this time, the project also requires local approvals for a precise development plan, design review, heritage tree removal (71 heritage trees are proposed to be removed from the site and one to be relocated; of the heritage trees to be removed 39 are Bailey acacias, one Blackwood acacia, one eucalyptus, and Monterey pine; 30 of the 71 are in poor condition; six of the 71 trees to be removed from the site and the one tree to be relocated on-site are native trees, i.e., oaks, redwoods, ash, or willow), demolition and grading permits, subdivision map, use permit for the senior housing, building permits and, possibly, a development agreement. The project application includes a creek restoration/enhancement program for Larkspur Creek.

**TWO DATES ARE SCHEDULED FOR THE PUBLIC HEARING:**

DATE:	<b>October 11, 2007</b>	<b>October 30, 2007</b>
TIME:	<b>7:30 p.m.</b>	<b>7:30 p.m.</b>
HEARING BODY:	<b>Larkspur Planning Commission</b>	<b>Larkspur Planning Commission</b>
PLACE:	Hall Middle School 200 Doherty Drive Larkspur, CA	Hall Middle School 200 Doherty Drive Larkspur, CA

An Environmental Impact Report was prepared and certified for the Central Larkspur Specific Plan (CLASP), which this project site is included in and known as Subarea 3. In addition, 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. Office hours are Monday through Thursday, 9:00 a.m. to noon, and 1:00 p.m. to 5:00 p.m. The document and the project application can also be viewed on the City's web site: [www.larkspurcityhall.org](http://www.larkspurcityhall.org).

A Mitigated Negative Declaration means all potential adverse environmental impacts, which could be caused by the project, can be brought to a less than significant level with the implementation of mitigation measures. *The 30-day public review and comment period on the Mitigated Negative Declaration ends October 4, 2007. Written comments will be accepted at the Larkspur Planning Department until the close of the public review period, October 4, 2007 at 5:00 p.m.* Prior to taking action on the merits of the above listed agenda items, the Planning Commission will consider the adoption of the Mitigated Negative Declaration.

For further information, please call Neal Toft, Senior Planner, at 927-6713, or you may review the application materials on file in the Planning Department, or on the City's web site.

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.

DATE: August 31, 2007

NANCY KAUFMAN  
PLANNING DIRECTOR