

**CITY OF LARKSPUR
Staff Report**

DATE: November 10, 1998

TO: Larkspur City Council

FROM: Jean A. Bonander, City Manager

SUBJECT: CONSIDERATION OF AND POSSIBLE ADOPTION OF RESOLUTION NO. 34/98 CREATING AN EXPANDED SPECIFIC PLAN AREA IN PORTIONS OF DOWNTOWN LARKSPUR

ACTION REQUESTED

That Council consider the staff report and consider adoption of Resolution No. 34/98.

REFERENCE

Attached documents.

FISCAL IMPACT

There will be significant financial impact to the City, estimated to be in the range of about \$300,000 in up front costs to prepare the specific plan and resulting environmental review. These costs would be partially recouped from property owners/developers of privately held properties within the boundaries of the specific plan area. However, the City would likely be responsible for costs associated with City-owned parcels within the study area. If approved, the Council will need to amend the budget at mid-year to fund this work program.

ENVIRONMENTAL STATUS

Not at present.

BACKGROUND

At the November 2, 1998 regular meeting, the Larkspur City Council unanimously directed staff to prepare a draft resolution setting the boundary of a specific plan area encompassing a portion of central, or downtown, Larkspur. Council agreed to discuss this resolution in conjunction with the several other options for reviewing development plans identified in the November 10, 1998 staff report reviewing Council's information and procedural requests from the September 15, 1998 Council meeting.

Proposed Boundary

The attached resolution is designed to establish a specific plan boundary that includes the following publicly- and privately-owned properties in Larkspur:

- Niven Nursery site;
- Nazari property;
- The American Legion site;
- The Lucky's, Andrews, McMorgan & Co. site;
- The City owned parking lot at the corner of Ward and Magnolia;
- City owned and maintained Doherty Drive, from Magnolia Avenue to Lucky Drive; and
- The Chevron gas station at the corner of Magnolia and Doherty.

A map is attached which visually displays the boundary of the proposed specific plan. Council may wish to consider additions to or deletions from this list. Some additions might include Hall Middle School and/or Redwood High School to the extent allowed by State law, and/or Piper Park, which includes the Twin Cities Police Authority building and City's corporation yard as well as many park amenities.

Specific Plan Details

The Larkspur City Council has the authority to direct the preparation of specific plans per Government Code § 65450, which is attached for ease of reference. As Council knows, a Specific Plan was prepared for portions of Downtown Larkspur in 1990-92, which was adopted in 1992. In addition, the General Plan specifies that an application for a Specific Plan shall be submitted to the City when a change in use, from a wholesale nursery with Light Industrial zoning, is proposed for the Niven Nursery site. An outline of the process and some of the details that are included in a specific plan, taken from Government Code § 65450, are indicated below.

After adoption of a general plan, the City Council or Planning Commission may direct the preparation of a specific plan for the systematic implementation of the general plan for all or part of the area covered by the general plan. A specific plan shall include text and diagrams which specify all of the following in detail:

- the distribution, location and extent of the uses of land, including open space, within the area covered by the plan;
- the proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the plan and needed to support the land used described in the plan;
- standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources where applicable;

- a program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the above three paragraphs; and
- the specific plan shall include a statement of the relationship of the specific plan to the general plan.

Considerations regarding a Specific Plan

For further ease of reference, staff has listed below some of opportunities and consequences of adopting a specific plan involving these multiple properties.

1. A specific plan is easy to administer, enact and amend by resolution
2. Council can establish the boundaries and purpose by resolution
3. Council can charge the property owners within the specific plan for their proportional share of the costs to prepare the plan, including the environmental impact report cost
4. Council can direct that the City initiate the application and thereby take control of the project
5. The timing would likely be longer than the estimated application timeline for the Niven project alone
6. All the properties within the boundary would be studied in a comprehensive and simultaneous manner
7. Alternative plans for development would be studied
8. The financial feasibility and the ability to implement alternative plans would be evaluated
9. It may ultimately be a more cost effective and timely process for some of the parties involved
10. The data needed to evaluate multiple projects could be gathered once and used to evaluate all potential projects in the Specific Plan area at the same time using the same parameters
11. If necessary, a moratorium could still be established by Council
12. General plan amendments can be considered concurrently with the specific plan

Workplan to Follow

If, after discussing the various options for evaluating possible development on the Niven Nursery site and other adjacent locations, Council does adopt this resolution as presented or amended, staff suggests that Council plan to review and adopt a workplan for this Specific Plan area at the regular meeting of Wednesday, December 16, 1998.

RECOMMENDATION

That Council consider the staff report and consider adoption of Resolution No. 34/98.

Respectfully submitted,
Jean A. Bonander, City Manager

Attachments:

1. Government Code § 65450
2. Resolution No. 34/98 w/Exhibit A

Copies:

1. City Attorney
2. Planning Director
3. Planning Consultant
4. Planning Commission

**CITY OF LARKSPUR
RESOLUTION NO. 34/98**

**ESTABLISHING THE BOUNDARY OF A SPECIFIC PLAN FOR SEVERAL
PROPERTIES IN AND
NEAR DOWNTOWN LARKSPUR AND DIRECTING STAFF TO PREPARE A
WORKPLAN FOR THAT SPECIFIC PLAN**

WHEREAS, the City of Larkspur General Plan identifies the need to properly plan for the development of several properties in and near downtown Larkspur, and

WHEREAS, the City of Larkspur proposes the preparation of a Specific Plan/EIR for this area, generally referred to as downtown Larkspur, and

WHEREAS, the proposed boundary for this specific plan area will include the following properties:

- The Niven Nursery site;
- The Nazari property;
- The American Legion site;
- The Lucky's, Andrews, McMorgan & Co. site;
- The City owned parking lot at the corner of Ward and Magnolia;
- City owned and maintained Doherty Drive, from Magnolia Avenue to Lucky Drive; and
- The Chevron gas station at the corner of Magnolia and Doherty; and

WHEREAS, the particular properties listed above are also visually identified on the attached map, which is identified as "Exhibit A",

WHEREAS, the City Council plans to discuss the workplan for this project at its regular meeting of Wednesday, December 16, 1998,

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Larkspur hereby approve the boundary for said Specific Plan as set forth on Exhibit A, attached to this resolution, and

BE IT FURTHER RESOLVED that the City Council of the City of Larkspur authorizes and directs City staff to proceed with the preparation of a workplan to be presented to the Council on Wednesday, December 16, 1998.

IT IS HEREBY CERTIFIED that the City Council of the City of Larkspur adopted this resolution at a special meeting held on the 10th day of November, 1998, by the following vote, to wit:

AYES:

NOES:

ABSENT:

Signed:

RONALD M. ARLAS, MAYOR

ATTEST:

JEAN A. BONANDER, CITY CLERK