

## PLANNING COMMISSION

### STAFF REPORT

**DATE:** October 22, 2002

**RE:** SP01-100 Central Larkspur Specific Plan - CLASP - City of Larkspur, applicant; AP # 20-254-01 through 12, 22-110-33, 37, 38,41,42,45; TD, SD-H and L-1 zoning districts.

#### REQUEST

- Take public comments on recommendations in the staff report
- Direct staff to make non-substantive revisions to the draft Specific Plan.

#### REFERENCE

Draft Central Larkspur Specific Plan, June 2001

#### BACKGROUND

This meeting is one of a series of Planning Commission workshops on the Central Larkspur Specific Plan (CLASP). The Commission held hearings on July 30 and 31 to receive comments on the draft EIR that has been prepared for the project. The comment period for the EIR closed on September 4, 2002, and a draft Final EIR is being prepared. The Commission will consider the draft Final EIR at a public hearing before forwarding it to the City Council for additional hearings.

While the Final EIR is being prepared, the Planning Commission is conducting workshops in a public hearings format on the merits of the draft Specific Plan. The Planning Commission is considering public comment and directing staff to make changes to the draft plan. The Commission will consider information in the draft Final EIR as it develops its recommendation to the City Council on the Specific Plan. **The Commission will not take action on the Specific Plan until it has voted on the EIR.**

The following staff report contains background information for the Planning Commission's October 22, 2002 workshop. This workshop will focus on draft goals for the specific plan and land use and transportation objectives and policies.

## **DISCUSSION**

*Where are we in the process?*

The Planning Commission conducted workshops to consider the draft specific plan on August 13<sup>th</sup> and 27<sup>th</sup> and on September 10, 2002. The Commission developed a general consensus that overall goals should be developed for the plan and that the individual sections of the plan should be reorganized into an objectives/policies/standards format. The Commission also agreed in concept to an approach to reorganizing the first two chapters to make them more useful as an introduction and summary of the plan. The Commission asked staff to prepare draft goals for the plan, which the Commission will consider, along with public input, and adjust as appropriate. The Commission considered a first draft of the overall goals on September 10. The Commission had previously considered a first draft of land use objectives at the August 27 meeting. The Commission is continuing to work on the format for goals and objectives.

The following report provides background information for the Planning Commission's October 22, 2002 workshop agenda.

### **Agenda Item 1: Specific Plan Goals**

The Commission reviewed draft goals at the September 10 workshop and directed staff to make a series of changes. Suggested revisions are offered in *Attachment A* to this staff report. The revisions are drafted in a format that shows the goals as proposed at the previous Commission meeting as well as recommended additions and deletions. The Commission has decided that the goals are a "work in progress" that may be updated at each workshop, as the Commission gets deeper into the specific plan.

Staff requests that the Commission review the revised goals in *Attachment A* and provide direction on additional revisions if needed.

### **Agenda Item 2: Land Use and Transportation Objectives**

In previous workshops, the Commission decided to reformat Sections 3, 4, 5 and 6 (the Land Use, Transportation, Community Design, and Utilities chapters) to a goals/objectives/policies format. The Commission felt that this would make the specific plan easier to follow and that this format would be consistent with the General Plan and the Downtown Specific Plan. At the August 27 workshop, the Commission reviewed a proposed format for objectives. The Commission agreed to the format and accepted proposed land use objectives for Section 3, Land Use. The Commission asked staff to present the draft land use objectives for further discussion at the October 22 workshop. The Commission also asked staff to develop draft transportation objectives for the October 22 meeting.

Draft land use and transportation are presented for the Commission's consideration in *Attachment B*. The proposed objectives follow the approach the Planning Commission accepted at the August 27 workshop. That is, an objective is a "specific statement of a desired future condition toward which the City will expend effort in the context of achieving a broader goal." This definition is taken from the Larkspur General Plan. In developing the proposed objectives, staff has simply edited the "major policies" in each section of the plan without changing the substantive meaning. This is because the Commission has decided not to make any substantive changes to the draft Specific Plan until it has considered the draft Final EIR.

Staff requests that the Commission review the draft land use and transportation objectives in *Attachment B* and give direction on revisions as needed.

### **Agenda Item 3: Land Use Policies**

The Planning Commission has agreed on a format for the specific plan that would begin with a set of overall goals for the plan. The Commission has also determined that the four substantive sections -- 3 Land Use, 4 Transportation, 5 Community Design, and 6 Utilities -- should be reorganized into an objectives/policies/standards format.

Suggested policies and standards for Section 3, Land Use, are shown in *Attachment C*. These were developed by editing the "Specific Policies and Standards" that described on pages 19 through 28 of the June 2001 draft of the specific plan that has been distributed for public review.

Much of the material in pages 19 through 28 is explanatory text. Attachment C does not include the explanatory text because the Commission has expressed a desire to get the policies into a readable format first and deal with the explanatory text later. Obviously, explanatory text should be included in a revised draft of the plan. Also, the suggested policies and standards in *Attachment C* have only been edited for format, and not for substance.

As the Commission may recall, Ms. Cecilia Bridges, representing Steve Seely who holds an option on the Niven property, provided a letter at the August 27 workshop suggesting format and content revisions to the plan. That portion of the revised policies and standards that relates to the Niven property has been edited to follow Ms. Bridges suggested format and to include many of her suggested revisions that do not change the meaning of the plan. Note that the suggested revisions do not include Policy LU-7.6 as proposed in Ms. Bridges letter. In this case, the language Ms. Bridges has proposed is helpful, but is really explanatory information rather than policy. It should be included in the final language of the Plan.

Staff requests that the Commission review the draft land use policies and standards in *Attachment C* and give direction on revisions as needed.

### **Agenda Items 4 & 5**

Staff requests that these items be carried over to the October 29 meeting to allow more time to prepare the information requested.

## **RECOMMENDATION**

Staff recommends the Commission discuss the issues in this report and provide direction as appropriate.

### Attachments

- A. Proposed Overall Goals.
- B. Proposed Objectives, Land & Transportation.
- C. Proposed Policies and Standards, Land Use.
- D. Letter from Cecilia Bridges to the Planning Commission, dated August 27, 2002.
- E. Letter from Laurel and Elliott Feigenbaum to the Planning Commission, dated September 7, 2002.
- F. Letter from Lyle and Elizabeth Hartka to the City Council, dated October 4, 2002.

## Central Larkspur Specific Plan

### Proposed Overall Goals

October 22, 2002

**Note:** the Planning Commission is developing overall goals for the draft Central Larkspur Specific Plan. Draft goals are show in *italics* below. Recommended changes in response to the Planning Commission’s most recent comments are shown in ~~strikeouts~~ for deletions and underlines for additions. The recommended changes are explained in the “comments” section that follows each proposed goal.

#### 1. Land Use Goal

*Develop the specific plan area as a ~~distinct~~, mixed-use neighborhood that provides a focal point and activity center for Downtown and serves as a bridge to nearby neighborhoods. The majority of the land area will be in low-density residential use- to blend with the adjacent Meadowood and Heather Gardens neighborhoods. Open space will preserve and enhance environmental resources [and serveas a community amenity].*

**Comments:** Several Commissioners asked that open space be made part of this goal. The commitment to open space could be strengthened further by including the language that is in [brackets]. Commissioners and audience members also pointed out that the plan should blend new development with the adjacent neighborhood. Several speakers suggested that “distinct” be omitted.

#### 2. Transportation Goal

*Balance the density and mix of land uses to minimize traffic impacts, ~~to and~~ encourage alternative modes of transportation, ~~and to achieve Specific Plan goals.~~ Balance the goal of maintaining traffic mobility with the other goals of the Specific Plan.*

**Comments:** Commissioner Stahl suggested changing this goal to state that traffic concerns would be balanced against other goals. The suggested language is similar to Goal #1 in the Circulation Element of the General Plan: “Regard quality of life in Larkspur as more important than mobility of traffic.”

#### 3. Housing Goal

*Develop the area as a predominantly low-density residential neighborhood emphasizing a range and diversity of housing types, perceived scales and density. Encourage a range of housing affordability, especially housing affordable to low- and moderate-income households.*

**Comments:** The Commission did not request changes for this goal.

#### 4. Community Design Goal

*Design ~~of the area and individual buildings architecture will to~~ complement and respect our historic Downtown's historie and Larkspur's small town character. The scale and design of residential development should be similar to that in the Heather Gardens, Monte Vista, and the Baltimore Park neighborhoods. The design should emphasize a variety of building sizes, scales and architecture. The design should be pedestrian friendly, and have a strong landscape character.*

**Comments:** Commissioners have asked that this goal follow the format of leading with a verb. Commissioner McCluney asked that small town character be added to this goal.

#### 5. Utilities Goal

~~*Require the benefited properties to finance needed utilities.*~~

*To provide for the distribution, location, extent and intensity of adequate public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities to support the land uses described in the Specific Plan. The cost of utility improvements shall be paid by private development in the Specific Plan area to the maximum extent feasible.*

**Comments:** Several Commissioners suggested that this goal should be removed. However, the state law that permits specific plans requires that the plan provide for utilities in order to be legally adequate. The proposed language is taken almost verbatim from the test in the law. Staff recommends that a goal to this effect should be included with follow-on objectives, policies and programs. The emphasis on developer funding has been added in response to several speaker's concerns.

#### 6. Planning Goal

*Provide a clear plan for implementing the community's goals for the Central Larkspur Specific Plan area: The implementation plan shall include- regulations, programs, public works projects, and financing measures to achieve the distribution and location of land uses, including open space, described in the Specific Plan. The Specific Plan will also provide implementation measures for the housing, transportation, community design, and utility goals of the plan.*

**Comments:** The suggested changes respond to a request by Commissioner Deignan. The recommended language is essentially a verbatim repeat of language in the state enabling legislation. The advantage of using the language in the Government Code is that it helps to bolster the plan if it is challenged for its legal adequacy.

*Central Larkspur Specific Plan*

**Proposed Objectives**

***Land Use & Transportation***

*October 22, 2002*

At the August 27, 2002 workshop, the Planning Commission reviewed a series of draft objectives for Section 3, Land Use, of the Specific Plan. The draft objectives are repeated below. The Commission was generally satisfied with the suggestions and asked staff to prepare objectives for Section 4, Transportation.

The following draft transportation objectives are revised versions of the “General Policies” listed in Section 4 of the current draft of the Specific Plan. These objectives are intended to complement the Land Use objectives that the Commission reviewed at the August 27 meeting.

The two sets of objectives are closely related. In particular, the Land Use objectives address a mix of land uses for reducing vehicular traffic and encouraging pedestrian and bicycle movement.

***Land Use Objectives***

- Objective LU-1**     *A concentration of retail, recreation, cultural and civic uses to serve as a focus of community life in the Downtown and in the surrounding neighborhoods.*
- Objective LU-2**     *Land uses that contribute to the vitality of Downtown and strengthen the economic and functional relationships between Downtown and newer commercial uses in Larkspur Plaza.*
- Objective LU-3**     *A mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction to minimize increases in vehicular traffic produced by new development.*

**Objective LU-4**      *Uses that promote a variety of activities* in the Specific Plan area during work and non-work hours.

**Objective LU-5**      *Uses that enhance the City’s fiscal capabilities.*

**Objective LU-6**      *Housing affordable to households with a broad range of incomes*, and in particular housing that is affordable for lower- and moderate-income people employed in public- and private-sector service jobs benefiting the residents of Larkspur.

**Objective LU-7**      *Open space with special natural habitats and/or scenic value* retained and enhanced.

**Objective LU-8**      *Open space that is suitable for passive use* by people living, working or shopping within the Plan area, the Downtown, or nearby neighborhoods, or that may accommodate community-oriented events.

***Transportation Objectives***

**Objective T-1**      *Road patterns* that discourage through-traffic on existing and planned residential streets within the Plan area.

**Objective T-2**      *An integrated system of pedestrian and bicycle routes* within the Plan area with convenient and attractive links to the Downtown, Larkspur Plaza, schools, parks, nearby neighborhoods, and public transit stops.

**Objective T-3**      *Streets designed to limit speeds and* make them more compatible for shared use with pedestrians and bicyclists.

**Objective T-4**      *Limited street widths* to maintain a small-town, well-landscaped appearance.

**Objective T-5**      *Landscaped street rights-of-way*, pedestrian and bicycle routes, and parking areas that visually integrate the Plan area with its environs and contribute to the attractiveness of the landscape.

*Central Larkspur Specific Plan*

**Proposed Policies and Standards**

*Section 4, Land Use*

October 22, 2002

**Subarea 1**

Subarea 1 encompasses a portion of the former Northwestern Pacific railroad right-of-way extending from Ward Street to Larkspur Plaza and land fronting Magnolia Avenue formerly occupied by a gas station. Two former railroad buildings — the station and warming house — are located in the middle of the parcel along the former railroad alignment. The following land use policies and standards shall apply to the use and development of properties in Subarea 4:

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**Policy 1. Permitted uses.** Permitted uses are limited to residential, live/work, retail sales, business and personal services, hotel/inn, office, cultural/civic and public parking.

**Policy 2. Railroad Buildings.** Two existing buildings, the former railroad station and warming house, shall remain in their present location, and provisions shall be made to protect their historic value. These two buildings should be used in a manner that will contribute to the vitality of adjoining development and immediately surrounding community-serving outdoor spaces.

**Policy 3. Hotel/Inn.** The number of permitted hotel rooms is limited to 30. An additional 6 rooms may be permitted with approval by the City Council, and with a finding that the additional rooms are necessary to achieve economic feasibility and/or provide a bonus to offset the construction and maintenance of community-serving amenities provided by the developer.

**Policy 4. Pedestrian-Oriented Uses.** The use of ground-level floor space fronting Magnolia Avenue, the outdoor area surrounding the railroad buildings, and the passageway linking these areas shall be limited to retail or other pedestrian-oriented uses.

**Standard 1. FAR.** Total development intensity, exclusive of parking, shall not exceed an FAR of 0.80.

**Standard 2. Building Coverage.** Coverage by buildings, exclusive of the aforementioned railroad buildings, shall not exceed 40 percent of the site area.

**Standard 3. Office Space.** Office space shall not exceed 10 percent of the total floor area. However, office space that is clearly ancillary to another permitted use is excluded from this limitation. Office space, with the exception of ancillary office space, shall be located on floor space above ground level.

**Standard 4. Ground-Level Residential.** Ground-level residential units may not

occupy street-level space fronting Magnolia Avenue, except for the work portions of live/work units.

**Standard 5. Residential Density.** The overall 0.80 FAR shall determine the maximum number of residential units.

**Standard 6. Railroad Plaza.** Adequate open space shall be provided adjacent to the

two railroad buildings to provide an appropriate setting for these historic structures. The open space shall be accessible to the public and sized and designed to accommodate community-oriented activities.

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## Subarea 2

Subarea 2 consists of the City-owned land currently used to provide vehicular access to Larkspur Plaza. The following land use policies and standards shall apply to the use and development of properties in Subarea 2:

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**Policy 5. Reclaim City-Owned Land.** The City should reclaim a portion of Subarea 2 by requiring that the existing driveway be narrowed. The reclaimed land should be made available to the owner of Subarea 1 to support redevelopment of that property.

**Policy 6. Permitted uses.** Permitted uses are limited to residential, live/work, retail

sales, business and personal services, hotel/inn, office, cultural/civic and public parking.

**Policy 7. Integration with Subarea 1.** Subarea 1 policies and standards shall apply to Subarea 2, except that there shall be no limit on building coverage.

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## Subarea 3

Subarea 3 is the City-owned public parking lot at the corner of Magnolia Avenue and Ward Street. The following land use policies shall apply to the use and development of properties in Subarea 3:

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**Policy 8. Parking Lot To Be Retained.** It is the City's policy to continue use of this property as a public parking lot. Notwithstanding Policy 3.3 below, a parking lot is the preferred use of the property.

**Policy 9. Parking Lot Improvements.** When funding becomes available, the City should redesign the layout of the parking lot to increase the number of parking spaces

and to include landscaping features that will allow it to be used as a public gathering place.

**Policy 10. Alternative Uses.** The City may approve the following uses, listed in order of preference:

- a. A public library

- b. Exchange of the parcel for a portion of Subarea 21 to permit construction of a library on the latter.
- c. Sale of the parcel for mixed-use development with the resultant revenues being used to help finance public parking or other community facilities.

**Policy 11. Replacement Parking.** In the event Subarea 3 is converted from a public parking lot to a different use, replacement of the existing parking spaces shall be required.

**Standard 7. FAR.** Total development intensity, exclusive of parking, shall not exceed an FAR of 0.80.

**Standard 8. Building Coverage.** There shall be no limit on lot coverage by buildings.

**Standard 9. Office Space.** Office space shall not exceed 10 percent of the total floor area. However, office space that is clearly ancillary to another permitted use is excluded from this limitation. Office space, with the exception of ancillary office space, shall be located on floor space above ground level.

**Standard 10. Ground-Level Residential.** Ground-level residential units may not occupy street-level space fronting Magnolia Avenue, except for the work portions of live/work units.

**Standard 11. Residential Density.** The overall 0.80 FAR shall determine the maximum number of residential units.

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## Subarea 4

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Subarea 4 encompasses the entirety of Larkspur Plaza. The following land use policies shall apply to the use and development of properties in Subarea 4:

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**Policy 12. Permitted Uses.** Permitted uses are limited to retail sales, business and personal services, offices and other uses as prescribed in Section 18.045.020 of the City’s Transitional Downtown Regulations.

**Policy 13. Conditional uses.** Conditional uses are limited to those prescribed in Section 18.45.030 of the City’s Transitional Downtown Regulations

**Policy 14. Prohibited Uses.** Gas stations and motor vehicle repair and/or service uses and drive-in or drive-through facilities are prohibited.

**Policy 15. Albertsons Loading Dock.** If the truck loading dock at the west end of the Albertsons building is relocated to the east

end of the building, and if the other design conditions set forth in Section 6 of this Plan are met, 4,500 sq.ft. of retail sales or personal services space may be added to the west side of the building.

**Policy 16. Alterations.** Alterations or reconstruction of existing buildings necessitated by damage or demolition is permitted, provided new gross square footage does not exceed that of the original building(s) or an FAR of 0.40, whichever is greater.

**Standard 12 FAR.** Floor area shall not exceed an FAR of 0.40. Additional floor area, not exceeding an FAR of 0.20, is conditionally permitted for residential space meeting the City’s definition of affordable housing.

**Standard 13 Total Office Space.** Total office space shall not exceed 40 percent of

the total floor area on any parcel in the Subarea

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### Subarea 5

Subarea 5 consists of the property at the corner of Doherty Drive and Magnolia Avenue, and is occupied by a gas station. The following land use policies shall apply to the use and development of properties in Subarea 5:

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**Policy 17. Permitted Uses.** Permitted uses are limited to retail sales, business and personal services, and offices and other uses as prescribed in Section 18.045.020 of the City’s Transitional Downtown Regulations.

**Policy 18. Conditional uses.** Conditional uses are limited to those prescribed in Section 18.45.030 of the City’s Transitional Downtown Regulations

**Policy 19. Service Station Encouraged.** It is the City’s policy to encourage

continued use of this property as motor vehicle service station.

**Standard 14. FAR.** Floor area shall not exceed an FAR of 0.40. Additional floor area, not exceeding an FAR of 0.20, is conditionally permitted for residential space meeting the City’s definition of affordable housing.

**Standard 15. Total Office Space.** Total office space shall not exceed 40 percent of the total floor area on any parcel in the Subarea.

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### Subarea 6

Subarea 6 consists of site occupied by the American Legion facilities. The following land use policies shall apply to the use and development of properties in Subarea 6:

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**Policy 20. Permitted Uses.** Permitted uses are limited to retail sales, business and personal services, and offices and other uses as prescribed in Section 18.045.020 of the City’s Transitional Downtown Regulations.

**Policy 21. Conditional uses.** Conditional uses are limited to those prescribed in Section 18.45.030 of the City’s Transitional Downtown Regulations

**Policy 22. Prohibited Uses.** Gas stations and motor vehicle repair and/or service

uses and drive-in or drive-through facilities are prohibited.

**Policy 23. Existing Uses Encouraged.** It is the City’s policy to encourage continuation of all uses existing on the site as of the date of adoption of this Plan including the American Legion’s club activities, limited office use and an assembly hall for community theater and other community purposes.

**Standard 16. FAR.** Floor area shall not exceed an FAR of 0.60.

**Standard 17. Total Office Space.** Total office space shall not exceed 40 percent of the total floor area on any parcel in the Subarea.

### **Subarea 7**

Subarea 7 consists of approximately 16.8 acres formerly used for the Niven wholesale nursery operation. The following land use policies shall apply to the use and development of properties in Subarea 7:

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**Policy LU-7.1. Residential Land Uses.** Residential land use, as set forth in Table 3-1, shall be permitted, including multi-family, cottage and single-family detached housing.

**Policy LU-7.2. Retail Land Use.** Up to 4,000 sq.ft. of retail space, as described in Table 3-1, may be allowed with a conditional use permit in Subarea 7 adjacent to Subarea 1.

**Policy LU-7.3. Public Parking Lot.** A public parking lot, as described in Table 3-1, shall be permitted.

**Policy LU-7.4. Community Facilities.** Community-serving facilities, primarily for use by residents of Subarea 7, as described in Table 3-1, including offices, lounge areas, meeting rooms, and indoor and outdoor recreation facilities, may be allowed with a conditional use permit.

**Policy LU-7.5. Affordable Housing Site.** A site of 1.2-1.5 acres shall be made available for purchase by a nonprofit housing sponsor or developer at fair market value for the purpose of constructing up to 27 low- and moderate –income housing units. The right to purchase this land shall be available for a minimum of 16 months following approval of the tentative map. In the event the right to purchase is not exercised, the developer shall have the right to construct an additional 12 cottage units. In this event, the affordable housing requirements set forth in the City of Larkspur General Plan Housing Element (which requires that 10 to 15 percent of the total number of units in a housing development be affordable units) shall apply. Alternatively, the applicant may elect to provide for construction of 27 affordable housing units.

**Policy LU-7.6. Total Market Rate Units.** If a 1.2-1.5 acre site for affordable housing is provided, the total number of market-rate cottage homes and single-family homes shall not exceed 58 units. In the event such a site is not provided, the total number of market-rate units shall not exceed 63 units, of which a minimum of 30 units shall be cottage homes.

**Policy LU-7.7. Standards for Residential Development.** The standards for residential development shall be as follows:

#### **Standard 7.7.1. Standards for Single-Family Detached Homes.**

**7.7.1. A. Unit Size Range.** A minimum of 25 percent of the Single-Family Detached units shall have a maximum floor area of 3,000 sq.ft.

**7.7.1. B. Building Height Limit.** The height of Single-Family Detached homes shall not exceed 30 feet, as defined in the Larkspur Municipal Code § 18.08.295.

**7.7.1. C. FAR.** The maximum FAR for Single-Family Detached Homes shall be 0.40.

**7.7.1.D. Lot Coverage.** Coverage by buildings shall not exceed 40 percent of the site area.

**Standard 7.7.1. Standards for Cottage Homes.**

**7.7.2. A. Unit Size Range.** The size of cottage Homes shall be within the following ranges:

<b>Unit Size (sq. ft.)</b>	<b>% of Units</b>
850 to 1,200	25 to 35
1,201 to 1,550	45 to 65
1,551 to 1,700	10 to 20

**7.7.2. B. Building Height Limit.** The height of Cottage Homes shall not exceed 28 feet, as defined in the Larkspur Municipal Code § 18.08.295.

**7.7.2. C. Minimum Site Area.** The minimum average site area for Cottage Homes shall be 5,100 sq.ft., inclusive of common driveway and parking areas, private outdoor space, common open space, and building coverage.

**7.7.2. D. Design.** Cottage Homes shall comply with the Cottage Home Design Standards set forth in Section 6 of this Specific Plan.

**Standard 7.7.3. Standards For Affordable Housing.**

*[The draft Specific Plan does not include standards for affordable housing. Standards should be drafted to guide the review and development the proposed affordable housing project as well as inclusionary units that may be developed as an alternative to the 27-unit project discussed in the draft Plan].*

**Policy LU-7.8. Standards For Allocating Units At The Affordable Housing Site.**

Affordable Housing units at the proposed 1.2 to 1.5 acre affordable housing site shall be allocated consistent with the following standards:

**Standard 7.8.1. Standard For Senior Housing.** A minimum of 40 percent (40%) and a maximum of 50 percent (50%) of the units shall be restricted to household in which one or more of the residents is 62 years of age or older, or other age restrictions deemed appropriate by the Planning Commission.

**Standard 7.8.2. Standard For Locally Employed Persons.** First priority for non-age-restricted, cited units shall be given to low-and moderate-income persons employed in public jobs within the City of Larkspur that directly serve Larkspur residents. Second

priority shall be given to low- and moderate-income persons in private-sector jobs in business located within the City of Larkspur that provide services to Larkspur residents.

**Standard 7.8.3. Standard For Affordability.** Approximately one-third of the units should be limited to residency by households with a median income of between 51 and 80 percent of the county median, and two-thirds to households with a median income of 81 to 120 percent of the county median. The final determination shall be at the discretion of the City Council after having considered both current housing needs and the project financial feasibility.

**Policy LU-7.9. Open Space Buffer Along Larkspur Creek.** An open space buffer shall be provided along Larkspur Creek for water quality and natural-habitat protection.

**Policy LU-7.10. Standards For Open Space Buffer Along Larkspur Creek.** The open space buffer along Larkspur Creek shall meet the following standards:

**Standard 7.10.1. Standard For Width of Buffer.** The average width of the buffer shall be 75 feet from the top of bank, and no building may be located closer than 50 feet to the top of bank.

**Standard 7.10.2. Standard For Impervious Surfaces.** No impervious surface may be located within the open space buffer with the exception of bikeways and footpaths.

**Policy LU-7.11. Landscaped Buffer Along Commercial Development.** The developer of Subarea 7 shall provide a well-landscaped buffer adjacent to the western entrance road to the Subarea and between the commercial and residential areas.

**Policy LU-7.12. Public Park.** Public park space shall be provided consistent with Larkspur Municipal Code Section 17.13 (Park and Recreation Land and Fee). Land devoted to creek open space buffer will not satisfy the park dedication requirements.