

## PLANNING COMMISSION

### STAFF REPORT

**DATE:** April 22, 2003

**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

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- Direct staff to make revisions to the draft Specific Plan.

#### REFERENCE

- Revised Chapters 4, 5, 6 and 7 of the draft Specific Plan

#### BACKGROUND

This meeting is one of a series of Planning Commission workshops on the Central Larkspur Specific Plan (CLASP). A revised EIR is being prepared for the Plan. The Commission will hold hearings to receive comments on the draft EIR after the revisions have been completed.

While the Final EIR is being prepared, the Planning Commission is conducting public hearings in a workshop 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 April 22, 2003 workshop. This workshop will focus on a reformatted version of the draft plan. This revised document is titled *Planning Commission Draft, Central Larkspur Specific Plan, November 19, 2002*. The Commission is considering edits to the draft plan.

#### DISCUSSION

At the conclusion of the March 25, 2003 workshop the Planning Commission directed staff to prepare a new draft of the Specific Plan reflecting the Commission's discussions from the preceding public hearings.

Staff has revised the four "substantive" chapters 4, 5, 6 and 7: Land Use, Transportation, Utilities and Community Design. These chapters are attached to this staff report for review by

the public and the Commission. There were no requests for changes to the first three chapters, and no further revisions have been made to them. Accordingly, Chapters 1, 2, and 3 are not attached.

In previous hearings, the Planning Commission generally supported the changes recommended by staff and directed a number of other changes as well. Important changes are listed below.

#### *Land use*

- A Land Use Map has been developed (Figure 4.1), reflecting the simpler land use scheme the Commission requested.
- A new Land Use table has been prepared that is simpler than the original
- The subarea boundaries map (page LU-3) has been revised. Note that the boundaries have been changed to include Magnolia Avenue Park.
- FAR for Subarea 1 has been adjusted to 0.60 with a bonus up to 0.80 allowed for a hotel. Office space would be limited to 20% of the total floor area.
- Policy 23 (page LU-7) has been revised to reflect the fact that the City does not have the authority to require the developer to sell land for affordable housing.

Several people have suggested that a table should be added that explains the various housing options for Subarea 3. Staff will have a table available for the Commission's April 22 workshop

#### *Transportation*

- The Transportation Policy Diagram (Figure 5.1, page T-2) has been revised to reflect the Commission's direction on circulation routes.
- Changes proposed by Ms. Weninger (Marin County Bicycle Coalition) and accepted by the Planning Commission have been incorporated.

#### *Utilities*

- The Commission did not directed any specific changes other than the staff proposals.
- A number of technical clarifications suggested by Ms. Bridges (representing the option holder on the Niven property) have been added.
- Figure 6.1 on page U-3 has not been revised. A number of technical corrections will be made before final printing.

#### *Community Design*

- A number of new objectives and policies have been added in an effort to make to overall direction of Chapter 7 more apparent. Please note Objectives 2 and 5, as well as Policies 10, 15, and 23.
- Policy 30 has been rewritten to recognize important elements of the railroad right-of-way and at the same time allow limited parking.

Staff requests that the Planning Commission review the revised chapters 4, 5, 6 and 7.

Finally, staff asks that the Planning Commission revisit the draft Specific Plan goals. The goals as they have been developed to date are listed below.

- **Goal 1: Land Use.** Develop the specific plan area as an integrated and cohesive mixed-use neighborhood that provides a focal point and activity center for Downtown and serves as a transition to the surrounding community. The majority of the land area will be in low-density residential use compatible with the surrounding community. Provide sufficient open space to preserve and enhance environmental resources and serve as a community amenity.
- **Goal 2: Transportation.** Create a pedestrian friendly environment, minimize traffic impacts and promote alternative modes of transportation by balancing the density, intensity, and mix of land uses, and by providing a system of traffic improvements, safe, direct and attractive bicycle and pedestrian routes, and adequate parking.
- **Goal 3: Housing.** 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, including housing affordable to low- and moderate-income households.
- **Goal 4: Community Design.** Design the area and individual buildings to complement and respect our historic Downtown 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.
- **Goal 5: 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.
- **Goal 6. Planning.** 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.

## RECOMMENDATION

Staff recommends:

1. Comment on the revised draft and provide direction to staff.

### *Attachments*

- A. Revised Specific Plan Chapters 4, 5, 6, and 7