

## **APPENDIX B: GENERAL PLAN AMENDMENT**

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***AMENDMENT TO THE LAND USE ELEMENT***

**Land Use Categories**

Amend “Land Use Categories” on page 18 of the Land use Element by adding the underlined language and deleting the ~~strikeout~~ language as follows:

***Low Density.*** This category allows up to 5 dwellings per gross acre, which translates into approximately 10 persons per acre. One house is allowed on each lot unless a ~~use permit~~ Building Permit is granted for a second unit. The addition of second units could increase density up to 10 dwellings (20 persons) per gross acre. The lowest minimum lot size is 7,500 square feet on parcels that are flat or on slopes up to 10 percent. (Some lots predate zoning restrictions and do not meet these requirements, but they are legal building sites.) On slopes greater than 10 percent, minimum lot sizes increase to 43,560 square feet (one acre) where slopes are 45 percent or more. The City may require minimum lot sizes as large as 10 acres for areas with Residential Master Plan zoning. The City may allow lower lot sizes, multiple units on a single lot, and larger FAR's where permitted by a Specific Plan or Planned Development District.

**Descriptions of Commercial Districts**

Amend “Descriptions of Commercial Districts” on page 22 of the Land Use Element by adding the underlined language as follows:

Niven Nursery

Just around the corner from Downtown, on Doherty Drive, is the 16.8-acre Niven Nursery property. A retail nursery occupies the northeastern corner of the property, and a wholesale flower nursery (in existence since 1921) occupies the greenhouses to the west and south. The entire site has been zoned Light Industrial in recognition of the City's desire to foster the continued operation of the existing nursery, and Larkspur's historic consultant has stated that the nursery has potential for landmark designation based on its industrial use. However, to prepare for potential future redevelopment, The General Plan designates the site low density residential. The site is also includes a Parkland/ Public Facilities designation to indicate that a neighborhood park and/or public facility are planned for the property. The precise location and size of the planned park/facility for the Niven Nursery site will be determined as part of the development review process after a specific plan is adopted

**Land Use Changes**

Amend “Land use Changes” on page 39 of the Land Use Element by adding the underlined language as follows:  
Land Use Changes

9. The 16.8- acre Niven Nursery property fronting on Doherty Drive is designated Low Density Residential and Parkland/Public Facilities. However, the present wholesale and retail nursery uses on the site are viewed as desirable and will be allowed to remain indefinitely. Therefore, the property will retain its present zoning of L-1, Light Industrial, and the zoning ordinance will be amended to restrict the property to its present use. The property will be rezoned when it is no longer used for nursery, and a Specific Plan will be required before the property is redeveloped in any use other than nursery. (See Action Program 22 on page 35.) The precise location and size of the planned park and/or public facility for the Niven Nursery site will be determined as part of the development review process after the required specific plan is adopted. Some parts of this site may have potential for higher density residential – such as housing that is affordable to seniors and others – and commercial development, but potential problems with traffic, as well as transition to adjacent uses, must be addressed first.

**Changes to the Land Use Map**

Amend “Changes to the Land Use Map” on page 42 of the Land Use Element by adding the underlined language as follows:

9. Niven Nursery (22-110-25 & - 29)	Low Density Residential <u>and Parkland/Public Facilities</u>	16.9 Target of 66 units; max. 85 units (5 units/acre) if project provides extraordinary benefits to the community.
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**Land Use Map Amendment**

Amend the General Plan Land Use and Circulation Map to add “(\*= Park location and size to be determined)” after “Parkland”

Amend the General Plan Land Use and Circulation Map to add a small circle of Parkland/Public Facilities designation with an “\*” to Assessor Parcel 22-110-45 to indicate Parkland/Public Facilities; location and size to be determined.

**Bicycle/Pedestrian Circulation Plan Map Amendment**

Amend Figure 8-2, the Bicycle/Pedestrian Circulation Plan Map as follows:

1. Delete the symbol designating a Planned Class 2 lane on the south side of Doherty Drive from Magnolia Avenue to Riviera Circle and replace it with the symbol designating a Planned Class 1 Path.
2. Designate a Planned Class 1 Path in Subarea 3 of the Central Larkspur Specific Plan connecting the Class 1 Path on the former Northwest Pacific railroad right-of-way to Larkspur Plaza Drive.
3. Designate a Planned Class 2 Route on both sides of Larkspur Plaza Drive from the intersection with Doherty Drive to the existing Class 1 Path in the Creekside neighborhood.
4. Designate a Class 1 Route on the east side of the north/south reach of the creek to reflect the existing route.

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