

AGENDA – SPECIAL LARKSPUR CITY COUNCIL MEETING
Thursday, November 15, 2007 7:30 p.m.
Hall Middle School
200 Doherty Drive
Larkspur

ROLL CALL

PLEDGE OF ALLEGIANCE

(Approx. 7:30 P.M.)

APPROVAL OF CONSENT CALENDAR

Please Note: The purpose of the Consent Calendar is to group items that may be approved routinely. Anyone may request removal of an item for discussion.

1. The City Clerk certifies that this Agenda has been posted in accordance with the requirements of the Government Code.
2. Approval of Warrants

RECOMMENDATION: THAT COUNCIL ADOPT THE CONSENT CALENDAR

CITY MANAGER'S ORAL REPORT

COUNCILMEMBERS REPORTS AND COMMENTS

PUBLIC COMMENT: The City Council will hear public comments only on matters over which they have jurisdiction. There will be no Council discussion. The Mayor will allot no more than five minutes to any individual. Unless the Council determines otherwise, the total amount of time allocated to this agenda item will be 15 minutes.

PUBLIC HEARING

1. SPA/PrelPD: CLASP SUBAREA 3 (Niven Property) 2 Ward Street (APN 022-110-45). Larkspur Housing Partners, LLC, applicant; Irving Group, LLC., property owner. Request for the approvals listed below to develop a mixed-density residential project with: 14 cottages ranging in size from 910 sq. ft. to 1,520 sq. ft., 29 single-family homes ranging in size from 3,200 sq. ft. to 4,325 sq. ft. including garages (plus six second units); and 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, at this time, include; (1) Central Larkspur Specific Plan (CLASP) text amendments to (a) revise the average lot size for single family detached dwellings from 7,500 sq. ft. to 9,050 sq. ft.; and (b)

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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; (2) Preliminary Development Plan approval pursuant to Larkspur Municipal Code Section 18.55.060, Planned Development District; (3) 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; and (4) Affordable Housing Alternative Equivalent Action pursuant to Section 18.31.040 C. of the Larkspur Municipal Code. 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.

Recommendation: That Council open the public hearing, hear the staff report and take public comment, give direction to staff on issues raised, adopt the Mitigated Negative Declaration and deny the application per the Planning Commission's recommendation.

NOTICE IS HEREBY GIVEN: *if you challenge any item on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing herein described, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. [GC § 65009 (b) (2)].*

In the interest of time, the City Council has established time limits. Public Hearings: applicants and/or appellants shall make their presentations within 10 minutes, and will be allowed a 3-minute summation period. Public participation shall be limited to 3 minutes per speaker per topic. These time limits may be waived by a majority vote of the City Council. [GC § 54954.3].

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 three days or more prior to the meeting.

CITY COUNCIL MEETING SCHEDULE

Regular City Council Meeting, November 21, 2007- CANCELLED
Transportation Authority of Marin (TAM), November 29, 2007, 7:30 p.m.
MCCMC, Sausalito, November 28, 2007, 6:00 p.m.
Regular City Council Meeting, December 5, 2007- CANCELLED
Special City Council Meeting, December 12, 2007, 7:30 p.m.
Regular City Council Meeting, December 19, 2007- CANCELLED
Transportation Authority of Marin (TAM), December 20, 2007, 7:30 p.m.
Regular City Council Meeting- January 2, 2008- CANCELLED
Regular City Council Meeting- January 16, 2008, 7:30 p.m.
MCCMC, January 23, 2008, Tiburon- 6:00 p.m.
Transportation Authority of Marin, (TAM) January 24, 2008, 7:30 p.m.

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