

**CITY OF LARKSPUR**  
**CENTRAL LARKSPUR SPECIFIC PLAN (CLASP)**  
**FACT SHEET, AUGUST 2005**

**BACKGROUND\***

The CLASP addresses a total of 22 acres, plus the Doherty Dr. right-of-way, broken down into three subareas:

**Subarea 1:** Property fronting on Magnolia Ave. & Ward St. including American Legion and historic railroad buildings, city parking lot, & the Nazari Property

**Subarea 2:** Larkspur Plaza Shopping Center & gas station

**Subarea 3:** Niven Property (former nursery site)

\*See Larkspur website ([www.ci.larkspur.ca.us](http://www.ci.larkspur.ca.us)) for further information.

**STATUS REPORT**

- On June 5, 2001, a majority of the 19-member citizens' advisory CLASP committee voted to endorse the Draft CLASP for all three subareas.
- An EIR assessed traffic and other issues, potential significant impacts, & mitigations
- In January of 2005, the Planning Commission recommended approval of Draft CLASP with some changes including a reduction in density for Subarea 3
- The **City Council** which has held 7 meetings on the Plan; additional meetings are scheduled.\*
- To date, the **City Council** has focussed only on Subarea 3 – the Niven Property.

**THE CITY COUNCIL HAS REACHED PRELIMINARY CONSENSUS ON DEVELOPING A PLAN FOR SUBAREA 3 (NIVEN PROPERTY) THAT WILL:**

- Reflect Larkspur's values and provide the least cumulative impacts
- Set aside 3-4 acres in Subarea 3 for public serving community facilities
- Encourage a mix of lot sizes and housing types, including senior housing and affordable housing
- Minimize traffic impacts
  - allow no through traffic from Doherty Ave. to Ward St.
  - explore setting a cap on traffic generation from the Plan area
- Protect creeks with 100' setbacks
- Result in a "Planned District" that enables the city to be in control of development within Subarea 3 by providing guidelines for the property that establish Larkspur's needs and vision

**NEXT STEPS**

The **City Council** directed City staff prepare a report that responds to the Council's preliminary consensus on Subarea 3 (Niven). The **City Council** will meet September 14 (at Hall Middle School Gymnasium at 7:30 p.m.) to continue its hearings on the Draft CLASP and to refine its determinations relative to the acres needed for housing, community facilities, infrastructure and environmental protection. Subareas 1 and 2 will be discussed subsequently as the hearings continue (see City website for hearing schedule).