

# City of Larkspur

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## CENTRAL LARKSPUR SPECIFIC PLAN COMMITTEE

### **Meeting Notes**

*Meeting #11*

June 8, 2000

*Fellowship Hall*

*Redwoods Presbyterian Church*

*110 Magnolia Avenue*

### **Specific Plan Committee**

William Broughan  
Debora Busse  
Scott Churchill  
Nancy Curley  
Monte Deignan  
Maryjane Dunstan

Susan Gilardi  
Helen Heitkamp  
Larry Lanctot  
Deborah Lundberg  
Shawn Nazari  
Cyndi Niven

Myles O'Dwyer  
Maurice Palumbo  
Neil Reeder\*  
Judy Saffran  
Molly White

*\*Alternate member*

### **Absent**

Joan Lundstrom

Joe Stone

### **City of Larkspur**

Robin Anderson, Recorder  
Thomas Cooke, Planning Consultant

Robert Pendoley, Planning Consultant  
Jan Vazquez, Planning Director

## Welcome

**Susan Gilardi**, Committee Chairperson, called the meeting to order at 7:30PM. **Gilardi** briefly reviewed the meeting agenda. She asked for everyone's cooperation and courtesy stressing the importance of treating each other with respect.

The May 18 Meeting Notes were approved as mailed. We asked staff to record the first and last names of speakers in future Meeting Notes.

**Robert Pendoley**, planning consultant, reported that the 2050 Committee has developed a vision statement and principles to guide the strategic plan for capital improvements. At their next meeting, 2050 will begin working on priorities

## Options Assessment Workshop Part II

We discussed the subareas and listed the options we would like to see studied in each. Our discussion is summarized in the attached chart.

### Public Comment

#### Subarea A

**Mike Lewis** we need a healthy, energetic downtown; encourage a hotel.

**Virginia Gillis** keep the bike path.

**Leon Friedman** plan office space for small high tech businesses.

**Eric Shur** I have a small 2-person office on the Nazari property. We stay off the freeway and support local restaurants and retail businesses. We need more offices downtown.

**Gloria Obertello** the retail market is weak

**Rick Adler** you are doing your palling backwards. You should be considering traffic and parking first.

**Leo Arnold** I have been fighting with the City Council for 15 years to get my property developed. Specific plans are worthless. You should look at how Larkspur has developed in the past and go from there. Read the Downtown Parking Plan.

**Neil Reeder** opposed to putting a library on expensive private property.

#### Subarea B

**James Holmes** Keep the gas station. Don't provide incentives to convert it to another use.

#### Subarea C

There were no comments from the public on Subarea C.

#### Subarea D

**Rick Adler** Affordable housing for public servants is a good idea. It allows them to be closer in case of an emergency.

**Gloria Obertello** Is the library going to be bigger under these options? It is not well used now; keep it where it is.

#### Subarea E

There were no comments from the public on Subarea E.

We attempted to reduce the number of options listed for each subarea, with limited results. Our direction to the consultants is reflected in the attached chart.

## Process Evaluation

The City Council scheduled a discussion of our process for the June 21 Council meeting. We conducted a self-evaluation to provide input to the Council's discussion. Our comments are summarized in the attached chart.

### Public Comment

**Doug Kerr** thank you for looking at the property as a whole and for being proactive. Some of you are out of touch. The community is saying reduce the density and amount of development.

**Mary Denton** Good meeting!

**Barbara Landy** the audience is frustrated because they are restricted in terms of the topics they can address. Give people a chance to say what is on their minds. The scale of the proposed development is important.

**Rick Adler** get the public involved. Do city-wide mailings. Traffic and parking should be the main concerns in Subarea A.

**Malcolm Morgan** Thank you Susan for your opening comments. Consider doing a survey, and do a better job of getting the work out. Explain the process. Scale needs to be addressed.

**Scott McDaniel** what will be done about traffic, and when? Scale is an important issue.

Gary Rully good meeting! Acknowledge the fact that you can't make everyone happy and that the property owners have a right to a return on their investment.

## Close

We adjourned at 9:50pm