

**ORDINANCE NO. 954**

**AN ORDINANCE OF THE CITY OF LARKSPUR AMENDING  
ORDINANCE NO. 948 AND APPROVING THE  
PRECISE DEVELOPMENT PLAN AND DESIGN REVIEW  
FOR THE HOTEL COMPONENT OF THE 2000 LARKSPUR LANDING  
CIRCLE MIXED-USE DEVELOPMENT PROJECT**

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**WHEREAS**, application was made by Campus St. James Larkspur, LLC to demolish the existing facilities of the Ross Valley Sanitary District of Marin County (hereinafter Sanitary District No. 1) at 2000 Larkspur Landing Circle and construct a mixed-use development project including a business hotel, replacement services for the Sanitary District and 126 for-sale units in nine multi-family buildings; and

**WHEREAS**, the City Council adopted Ordinance No. 948 on September 21, 2005 approving a Preliminary Development Plan for the 2000 Larkspur Landing Circle mixed-use development project including a business hotel, replacement services for the Sanitary District and 126 for-sale units in nine multi-family buildings; and

**WHEREAS**, the City Council adopted a Mitigated Negative Declaration for the 2000 Larkspur Landing Circle mixed-use development project on August 17, 2005; and,

**WHEREAS**, City of Larkspur Municipal Code section 18.55.100 requires applicants to submit Precise Development Plans for review and approval by the Planning Commission and City Council; and,

**WHEREAS**, City of Larkspur Municipal Code section 18.55.130 requires approval by the City Council of the Precise Development Plan in accordance with the amendment procedures of the Zoning Ordinance, and that the Precise Development Plan shall, by reference, be incorporated into and become a part of the ordinance previously establishing the P-D District; and,

**WHEREAS**, Larkspur Landing Hotel Company LLC has applied for an Amendment to the Preliminary Development Plan allowing Exceptions to the Zoning Ordinance, Precise Development Plan, and Design Review approvals for the hotel component of the 2000 Larkspur Landing Circle Preliminary Development Plan consisting of a four-story, 100-room hotel and 78 parking spaces; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing to consider the proposed Exceptions and revisions to Ordinance No. 948, the Precise Development Plan, and Design Review application on March 13, 2007; and

**WHEREAS**, the City Council held a duly noticed public hearing to this consider this ordinance on April 18, 2007.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LARKSPUR  
DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** The property in question is that real property situated in the City of Larkspur, County of Marin, State of California, situated generally north of East Sir Francis Drake Boulevard and East of Larkspur Landing Circle, and which is further identified as a portion of Marin County Assessor's Parcel Nos. 018-260-02 and -03 (formerly known as APN 018-171-32), as described in Exhibit A and shown on Sheet A-1.01, Site Plan, of Exhibit B.

**SECTION 2.** The Mitigated Negative Declaration for the 2000 Larkspur Landing Circle Project adopted by the City Council on August 17, 2005 adequately addresses the environmental impacts of the revisions to Ordinance No. 948 and meets the requirements of CEQA.

**SECTION 3.** The Scope of Approval and Findings as provided in Exhibit A of Ordinance No. 948 are still valid and applicable to the revisions to Ordinance No. 948 and are herein incorporated by this reference with Finding #5 of Ordinance No. 948 replaced with the following:

5. **That any exception from standard ordinance requirements is warranted by the design and amenities incorporated in the precise site plan in accord with adopted policy of the Planning Commission and City Council.** As discussed in detail in the record, included in the Planning Commission Staff Reports dated July 19, 2005, and March 13, 2007, the requested exceptions to the Zoning Ordinance are warranted and consistent with City policy. Further, a discussion of the joint use parking agreement for the hotel use and how it meets the conditions for a joint use parking proposal is included in the March 13, 2007 Staff Report.

**SECTION 4.** In accordance with the provisions of Chapter 18.55 of the Larkspur Municipal Code, Ordinance 948, is hereby amended to:

(1) Allow the following Exceptions to the Zoning Ordinance:

- a. An exception to reduce the off-street parking requirement by three spaces for a 100-room hotel rather than six spaces for an 80-room hotel. (Larkspur Municipal Code Section 18.56.100).
- b. An exception to allow signs which project more than twelve inches horizontally from the surface upon which they are erected to be considered as "wall signs" (Larkspur Municipal Code Section 18.60.020).
- c. An exception to allow a detached directional sign that includes the word "hotel" and the company logo (Larkspur Municipal Code Section 18.60.050).

**SECTION 5.** In accordance with the provisions of Chapter 18.55 of the Larkspur Municipal Code, the Precise Development Plan and Design Review for the hotel component of the 2000 Larkspur Landing Circle Project is approved as shown in Exhibit B and Exhibit C, attached, subject to the findings and conditions approvals contained in Exhibit C.

**SECTION 6.** Exhibits:

- (a) Exhibit A, attached hereto, being the legal description of the property in question, is adopted by reference as though fully set forth herein;
- (b) Exhibit B, attached hereto, is a reduced set of the full-size plans entitled "2000 Larkspur Landing Circle," prepared by Patri Merker Architects, Smith & Smith Landscape Architects and Environmental Planners, Royston Hanamoto Alley and Abbey, and Land Development Solutions, Inc., plan set dated January 24, 2007, and stamped received February 5, 2007, and Alternate Site Entry Plans, dated March 21, 2007 and stamped received April 5, 2007.
- (c) Exhibit C, attached hereto, being the Findings, Development Standards and Conditions of Approval, is incorporated by reference as though fully set forth herein.

**SECTION 7.** The City Council of the City of Larkspur hereby declares that it would have passed this ordinance sentence by sentence, paragraph by paragraph, and section by section, and does hereby declare that the provisions of this ordinance are severable and, if for any reason any sentence, paragraph, or section of this ordinance shall be held invalid, such decision shall not affect the validity of the remaining parts of this ordinance.

**SECTION 8.** This ordinance shall be posted in three (3) public places within the City of Larkspur within fifteen (15) days after adoption and shall be effective thirty (30) days after final adoption.

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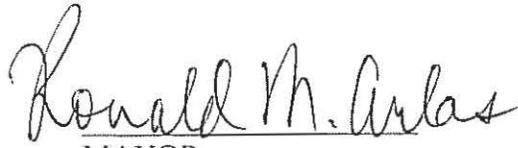
**IT IS HEREBY CERTIFIED** that the foregoing ordinance was introduced at a regular meeting of the Larkspur City Council held on the 18<sup>th</sup> day of April, 2007 and thereafter passed and adopted at a regular meeting of the Larkspur City Council held on the 2<sup>nd</sup> day of May, 2007 by the following vote:

AYES: Arlas, Chu, Hartzell, Hillmer, Lundstrom

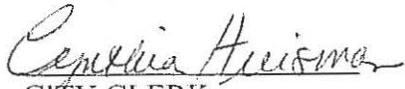
NOES: None

ABSTENTIONS: None

ABSENT: None

  
MAYOR

ATTEST:

  
CITY CLERK

**ORDINANCE NO. 954  
EXHIBIT A**

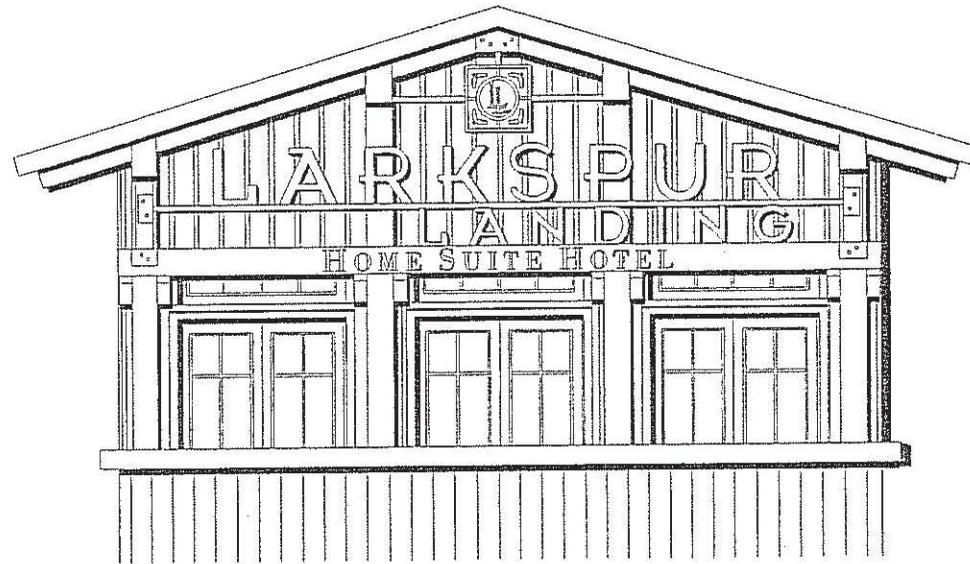
**LEGAL DESCRIPTION  
HOTEL SITE**

All that certain real property situate in the County of Marin, State of California, described as follows:

Commencing at the southerly cusp of a curve having a radius of 427.00 feet, said point being also on the easterly right-of-way of Larkspur Landing Circle, a public road, as shown on the Map of Larkspur Landing filed on August 12, 1977 in Volume 17 of Maps, at Page 5, County of Marin Records; thence northerly along said easterly right-of-way along the arc of a curve concave to the northwest, whose radius bears North 37°00'12" West, having a radius of 427.00 feet, through a central angle of 35°17'38", an arc length of 263.03 feet to the True Point of Beginning; thence continuing along said easterly right-of-way and curve having a radius of 427.00 feet through a central angle of 15°42'47", an arc length of 117.10 feet; thence along the arc of a tangent, reverse curve concave to the southeast, whose radius bears South 88°00'37" East, having a radius of 19.00 feet, through a central angle of 85°10'38", an arc length of 28.25 feet; thence along the arc of a tangent, reverse curve, concave to the northwest, whose radius bears North 02°49'59" West, having a radius of 221.00 feet, through a central angle of 15°37'38", an arc length of 60.28 feet; thence South 17°48'16" East, 5.65 feet; thence South 52°59'38" East, 17.25 feet; thence South 21°26'10" East, 26.93 feet; thence South 55°31'11" East, 22.66 feet; thence East, 168.40 feet; thence South, 14.76 feet; thence East, 66.50 feet; thence South 68.00 feet; thence East, 59.00 feet; thence South, 73.00 feet; thence North 89°59'05" West, 271.19 feet; thence South 49°12'50" West, 51.06 feet; thence along the arc of a tangent curve concave to the northwest, whose radius bears North 40°47'10" West, having a radius of 3.50 feet, through a central angle of 84°41'33", an arc length of 5.17 feet; thence along the arc of a compound curve concave to the northeast, whose radius bears North 43°54'23" East, having a radius of 15.00 feet, through a central angle of 52°11'16", an arc length of 13.66 feet; thence North 42°05'44" West, 38.96 feet; thence along the arc of a curve concave to the northwest, whose radius bears North 18°58'48" West, through a central angle of 48°36'04", an arc length of 12.72 feet; thence along the arc of a tangent, reverse curve concave to the southwest, whose radius bears South 29°37'16" West, having a radius of 225.00 feet, through a central angle of 15°12'44", an arc length of 59.74 feet; thence along the arc of a tangent, reverse curve concave to the northeast, whose radius bears North 14°24'32" East, having a radius of 25.00 feet, through a central angle of 93°17'38", an arc length of 40.71 feet; thence North 72°17'50" West, 5.00 feet to the True Point of Beginning.

Containing 64,260 square feet, or 1.48 acres, more or less.

# LARKSPUR LANDING HOTEL



LARKSPUR LANDING CIRCLE  
LARKSPUR, CALIFORNIA

LARKSPUR LANDING  
HOTEL  
LARKSPUR LANDING CIRCLE  
LARKSPUR, CA

LARKSPUR HOSPITALITY  
770 TAMALPAIS DRIVE, SUITE 300  
CORTE MADERA, CALIFORNIA 94025



PATRI J. MERKER, ARCHITECTS  
ARCHITECTURE, PLANNING, INTERIOR DESIGN, RESTAURANT DESIGN

400 SECOND STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94107  
T. 415.254.1100 F. 254.1111

NO.	DATE	DESCRIPTION
	03-28-07	ISSUE SET, PLAN APPROVAL FOR
1	08-23-07	RESPONSE TO CITY COMMENTS
2	10-18-07	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS

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COVER  
SHEET

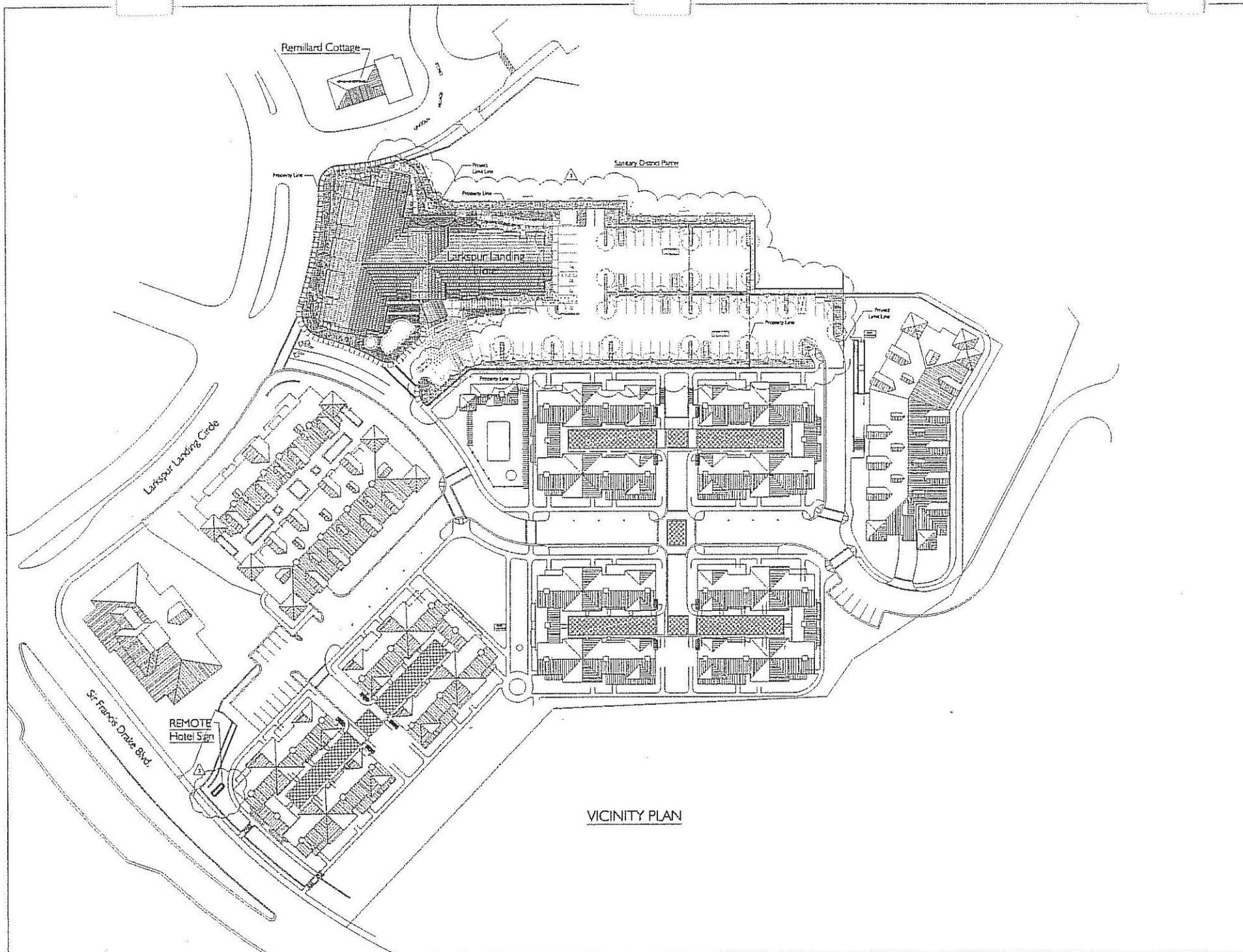
PROJECT NO. 03100-10  
LARKSPUR LANDING HOTEL

SHEET NO. A0.00

 A0.00

ORDINANCE NO. 954  
EXHIBIT B





VICINITY PLAN

**LARKSPUR LANDING HOTEL**  
 LARKSPUR LANDING CIRCLE  
 LARKSPUR, CA

**LARKSPUR HOSPITALITY**  
 770 TAMALPAIS DRIVE, SUITE 320  
 CORTES MADERA, CALIFORNIA 94525

**PATR. WERNER, ARCHITECTS**  
 INTERIORS PLANNING INTERIOR DESIGN RENOVATION  
 400 REDWOOD STREET, SUITE 400  
 SAN FRANCISCO, CALIFORNIA 94107  
 T 415.254.1122 F 254.1111

NO.	DATE	DESCRIPTION
1	08-28-08	PRELIMINARY PLAN APPLICATION
2	09-23-08	RESPONSE TO CITY COMMENTS
3	10-16-08	RESPONSE TO CITY COMMENTS
4	01-28-07	RESPONSE TO CITY COMMENTS

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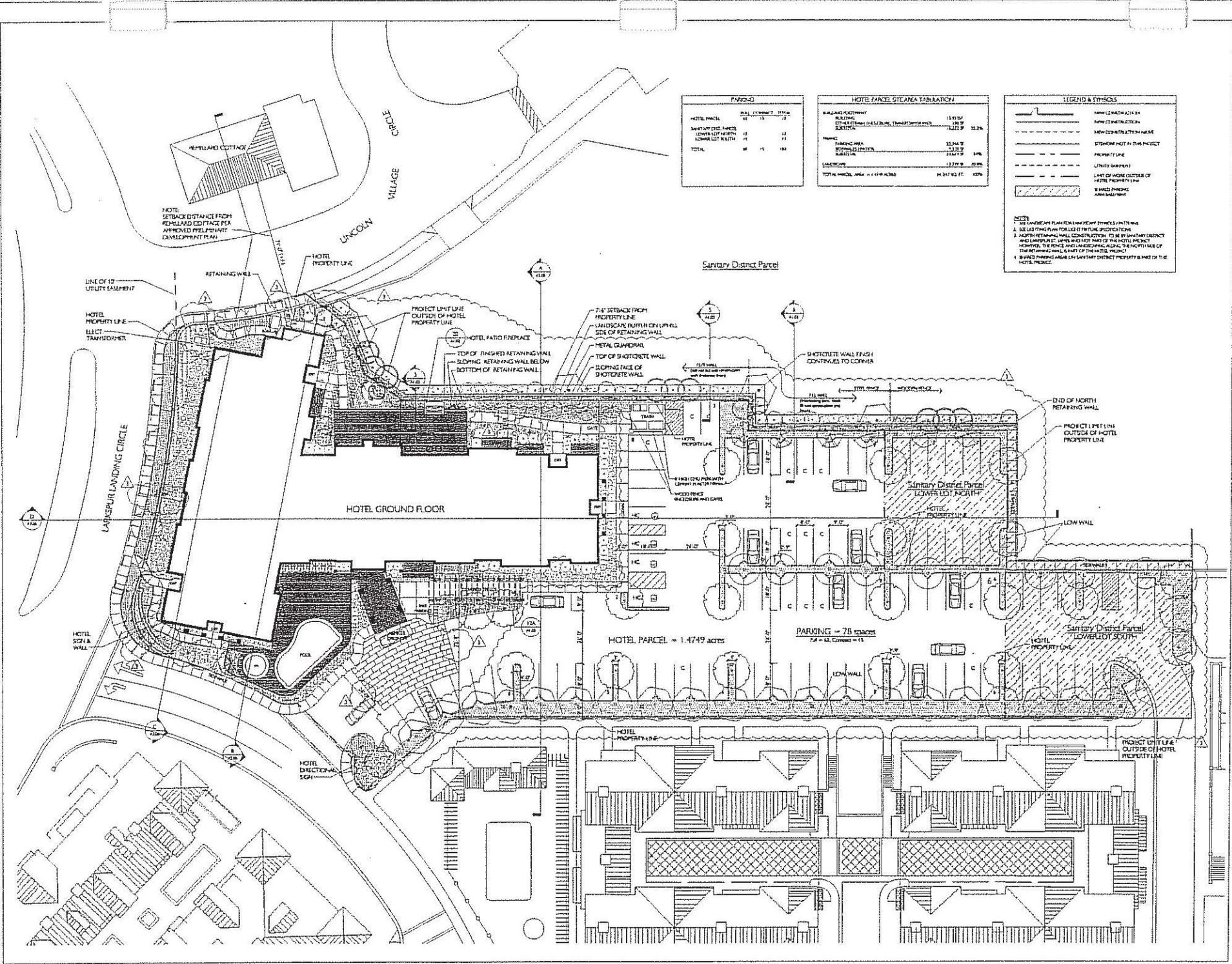
VICINITY PLAN

PROJECT NO: 05100.10 PROJECT NAME: LARKSPUR LANDING HOTEL

DATE: 07-14-07



A0.02



PARKING		
HOTEL PARCEL	14	15
ADJACENT LOT NORTH	12	12
ADJACENT LOT SOUTH	12	12
TOTAL	38	39

HOTEL PARCEL SITE AREA TABULATION		
BUILDING FOOTPRINT	13,857	
LANDSCAPE (TREES, SHRUBS, TREES/SHRUBS)	2,107	15.2%
TOTAL	15,964	
PARKING AREA	15,344	
PERMITTED LOT AREA	15,344	94%
LANDSCAPE	1,178	7.6%
TOTAL PERMITTED AREA	16,522	100%

**LEGEND & SYMBOLS**

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- STREET FRONT SETBACK
- PROPERTY LINE
- UTILITY SERVICE
- LIMIT OF MOORE OUTSIDE OF HOTEL PROPERTY LINE
- SHADED PARKING AREA

**NOTES**

- SEE LANDSCAPE PLAN FOR LANDSCAPE SYMBOLS AND NOTES.
- SEE LOT LAYOUT FOR NOTES ON THE LOT LAYOUT.
- NOTHING RETAINING WALL CONSTRUCTION TO BE BY SANITARY DISTRICT AND LANDSCAPE SHALL BE PART OF THE HOTEL PROJECT. HOWEVER, TO BE PERMITTED LANDSCAPE SHALL BE THE PROPERTY OF THE RETAINING WALL OWNER OF THE HOTEL PROJECT.
- SHADED PARKING AREA IS SANITARY DISTRICT PROPERTY IS PART OF THE HOTEL PROJECT.

**LARKSPUR LANDING HOTEL**  
LARKSPUR LANDING HOTEL  
LARKSPUR, CA

LARKSPUR HOSPITALITY  
770 TAMALPAIS DRIVE, SUITE 220  
CORTE MADERA, CALIFORNIA 94525

**PATRI MERRER ARCHITECTS**  
ARCHITECTS  
ARCHITECTS  
ARCHITECTS

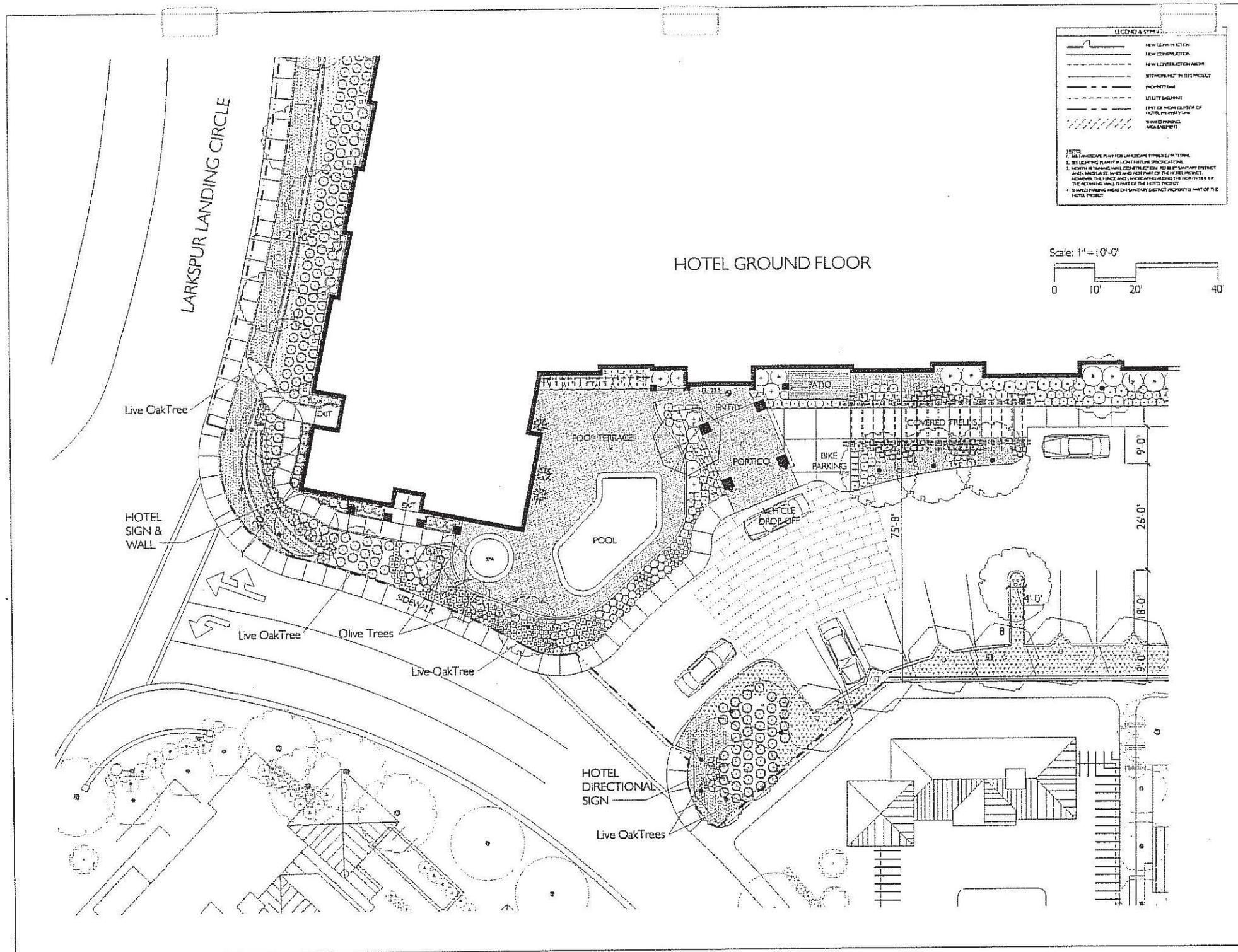
400 SECOND STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94102  
T 415 224-1100 F 224-1111

NO.	DATE	DESCRIPTION
1	08-28-08	PRELIMINARY PLAN APPLICATION
2	09-15-08	RESPONSE TO CITY COMMENTS
3	10-18-08	RESPONSE TO CITY COMMENTS
4	01-24-07	RESPONSE TO CITY COMMENTS

**SITE PLAN**

PROJECT NO. 051002.10  
PROJECT NAME LARKSPUR LANDING HOTEL

DATE 11/07



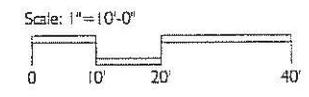
**LEGEND & SYMBOLS**

- NEW CONSTRUCTION AREA
- SITE WORK NOT IN THIS PROJECT
- PROPERTY LINE
- UTILITY EASEMENT
- PART OF HOME CULTURE OF HOTEL PROPERTY LINE
- SHARED PARKING AREA EASEMENT

**NOTES**

1. SEE LARKSPUR PLAN FOR LANDSCAPE SYMBOLS/PATTERNS.
2. SEE LARKSPUR PLAN FOR LIGHT FIXTURE SPECIFICATIONS.
3. WHERE THE LARKSPUR WALL COINCIDES WITH THE BOUNDARY BETWEEN THE LARKSPUR HOTEL AND THE HOTEL PROJECT, THE LARKSPUR WALL SHALL BE CONSIDERED AS PART OF THE HOTEL PROJECT. WHERE THE LARKSPUR WALL COINCIDES WITH THE BOUNDARY OF THE SHARED PARKING AREA, THE LARKSPUR WALL SHALL BE PART OF THE HOTEL PROJECT.
4. SHARED PARKING AREA IS ON SANMATEO DISTRICT PROPERTY IS PART OF THE HOTEL PROJECT.

HOTEL GROUND FLOOR



**LARKSPUR LANDING HOTEL**  
LARKSPUR LANDING CIRCLE  
LARKSPUR, CA

LARKSPUR HOSPITALITY  
770 TAMALPAIS DRIVE, SUITE 220  
CORTE MADERA, CALIFORNIA 94525

**PATRI WERKER ARCHITECTS**  
ARCHITECTURE PLANNING INTERIOR DESIGN RESEARCH

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T 415.254.1100 F 254.1111

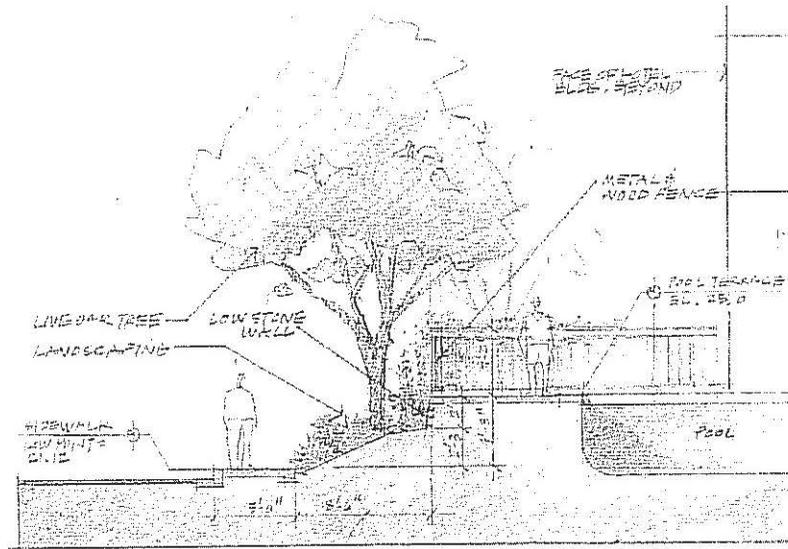
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	05-09-06	PRECISE CITY PLAN APPLICATION
1	08-23-06	RESPONSE TO CITY COMMENTS
2	10-18-06	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS
4	03-21-07	PLANNING COMMISSION REVIEW

**ALTERNATE SITE ENTRY PLAN**

PROJECT NO: 05100-10 LARKSPUR LANDING HOTEL

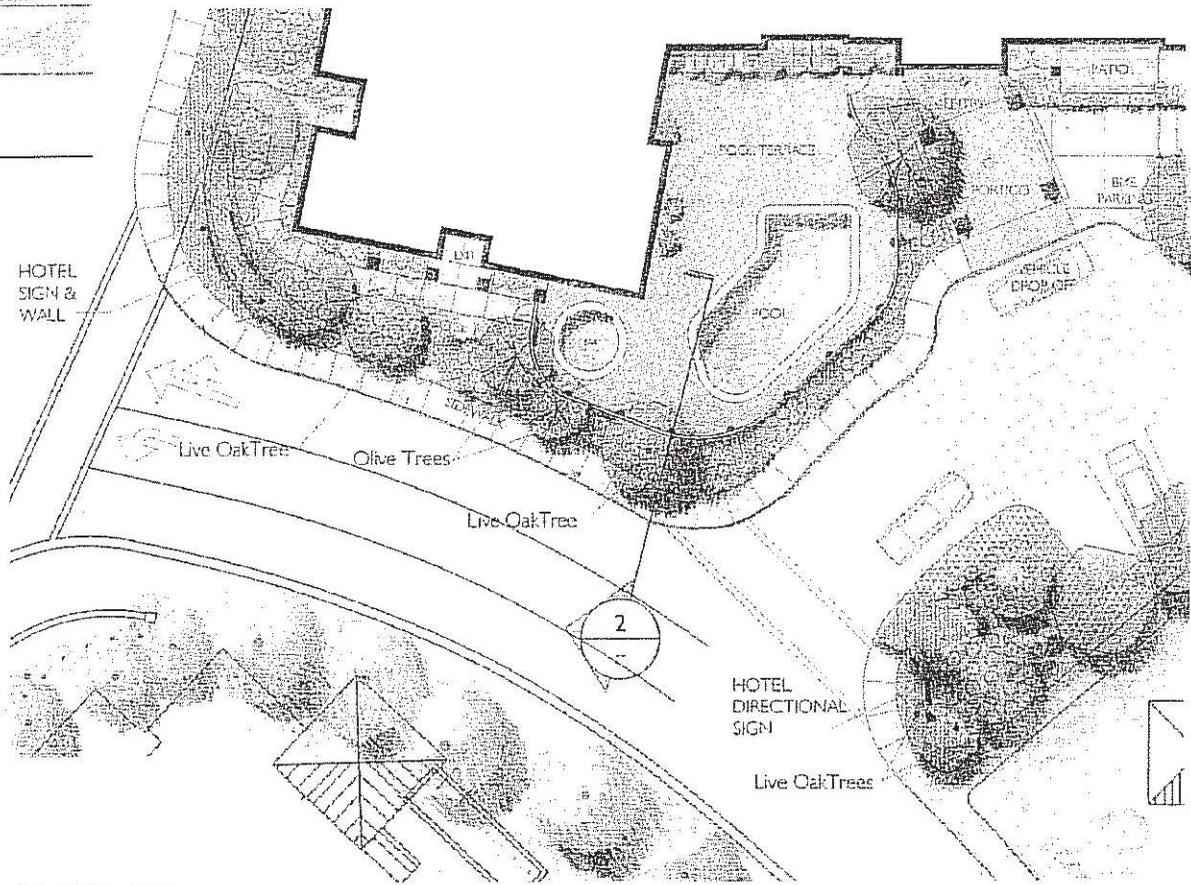
SCALE: 1"=10'

A1.01A



2 SECTION AT CROSSWALK  
1/8" = 1'-0"

VARIES FROM 6'-0" TO 6'-6"  
W/ SPINE ROAD



1 ENTRY SITE PLAN  
1" = 12'

LARKSPUR LANDING  
HOTEL  
LARKSPUR LANDING CIRCLE  
LARKSPUR, CA

LARKSPUR HOSPITALITY  
770 TAMALPAIN DRIVE, SUITE 300  
COTTE MADERA, CALIFORNIA 94025



PATTI NEWER ARCHITECTS  
ARCHITECTS, PLANNERS, INTERIOR DESIGNERS  
400 SECOND STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94107  
T 415 284 1100 F 284 1111

NO.	DATE	DESCRIPTION
1	08-28-08	PRELIMINARY CITY PLAN APPLICATION
2	08-28-08	RESPONSE TO CITY COMMENTS
3	10-16-08	RESPONSE TO CITY COMMENTS
4	01-24-07	RESPONSE TO CITY COMMENTS
5	05-21-07	PLANNING COMMISSION REVIEW

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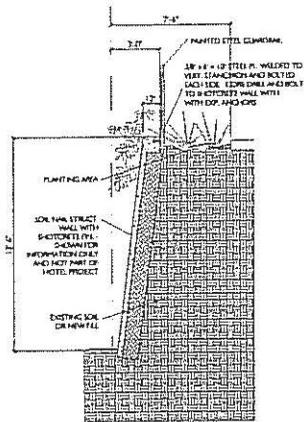
**SITE ENTRY  
COLOR PLAN  
& SECTION**

PROJECT NO. 05-1100-10  
PROJECT NAME LARKSPUR LANDING HOTEL

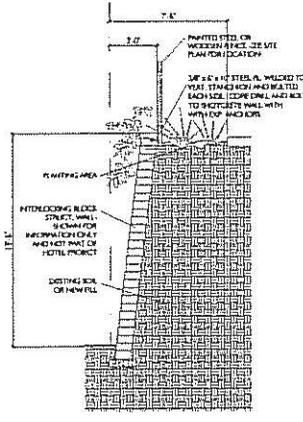
SCALE AS NOTED

DATE 08/28/08

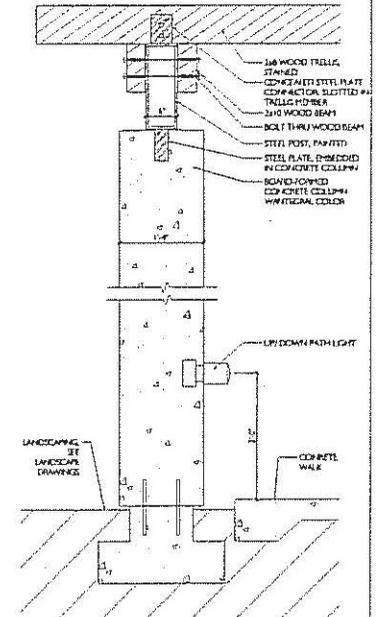
A1.01B



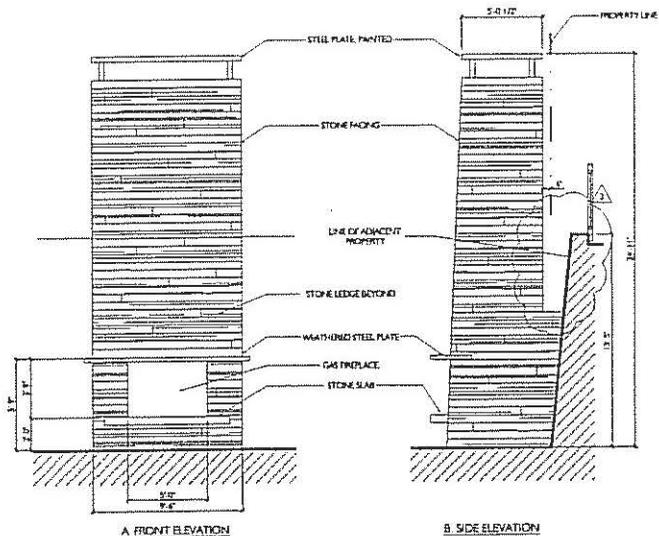
5 RETAINING WALL SECTION - SHOTCRETE SYSTEM  
SCALE: 1/4"=1'-0"



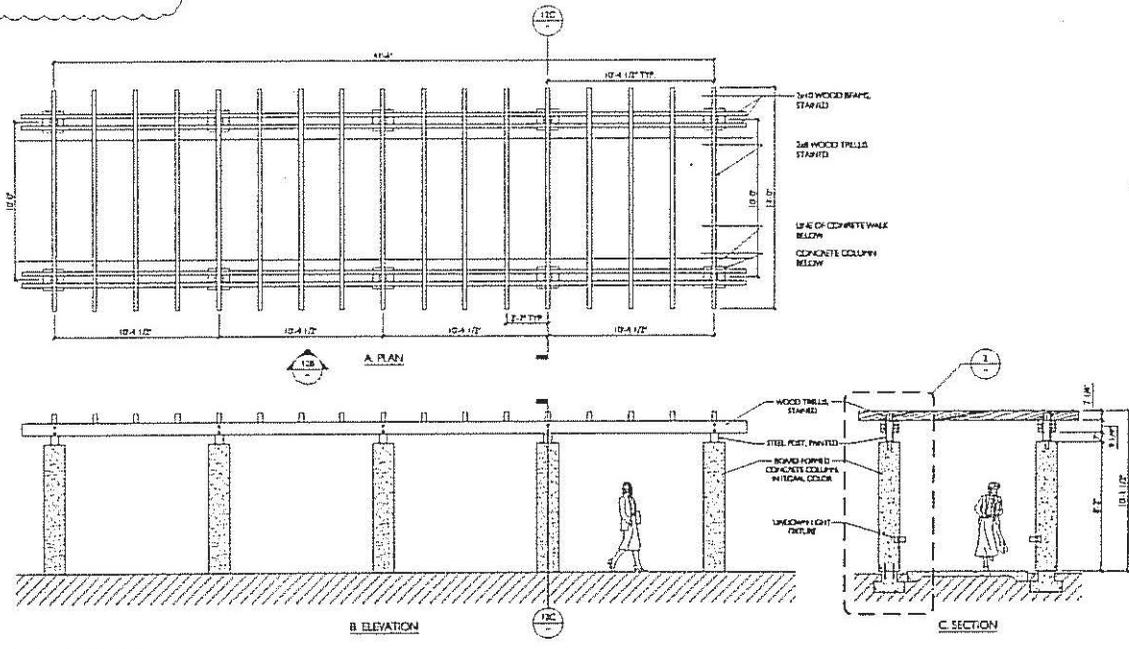
6 RETAINING WALL SECTION - INTERLOCKING BLOCK SYSTEM  
SCALE: 1/4"=1'-0"



2 TRELLIS DETAIL  
SCALE: 1/4"=1'-0"



20 FIREPLACE DETAIL  
SCALE: 1/4"=1'-0"



12 TRELLIS DETAIL  
SCALE: 1/4"=1'-0"

LARKSPUR LANDING HOTEL  
LARKSPUR LANDING HOTEL  
LARKSPUR, CA

LARKSPUR HOSPITALITY  
770 TAMALPAIS DRIVE, SUITE 300  
CORTE MADERA, CALIFORNIA 94025

PATR. MERKER ARCHITECTS  
ARCHITECTS PLANNING INTERIORS INTERIORS

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SAN FRANCISCO, CALIFORNIA 94101  
T 415.224.1100 F 415.224.1111

NO.	DATE	DESCRIPTION
1	08-08-02	PRELIMINARY PLAN APPLICATION
2	08-23-02	RESPONSE TO CITY COMMENTS
3	10-16-02	RESPONSE TO CITY COMMENTS
4	01-24-03	RESPONSE TO CITY COMMENTS

SITE PLAN  
DETAILS

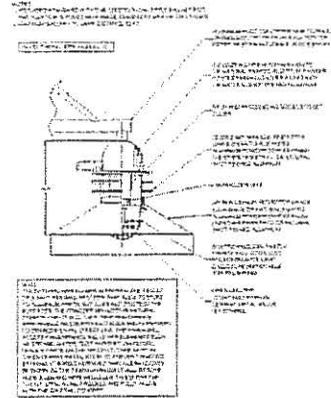
PROJECT NO: 05102 TO LARKSPUR LANDING HOTEL  
SCALE: AS NOTED

A1.02



**PARKING FIXTURE**

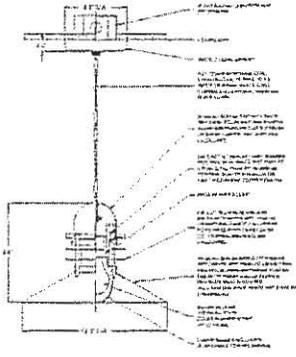
**Nyhavn Post**



DATE: 05/10/10  
DRAWN: [Name]

**HANGING FIXTURE**

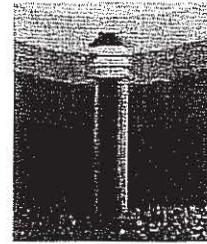
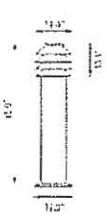
**Nyhavn Pendant**



DATE: 05/10/10  
DRAWN: [Name]

**BOLLARD**

**Bysted**



**Specification**

1. Material: [Text]  
2. Finish: [Text]  
3. Dimensions: [Text]  
4. Installation: [Text]  
5. Maintenance: [Text]

DATE: 05/10/10  
DRAWN: [Name]

**WALL SCONCE, TYPE A**

1. Material: [Text]  
2. Finish: [Text]  
3. Dimensions: [Text]  
4. Installation: [Text]  
5. Maintenance: [Text]



DATE: 05/10/10  
DRAWN: [Name]

**SEMI-RECESSED WALL MOUNTED**

1. Material: [Text]  
2. Finish: [Text]  
3. Dimensions: [Text]  
4. Installation: [Text]  
5. Maintenance: [Text]



DATE: 05/10/10  
DRAWN: [Name]

**FLUSH WALL MOUNTED**

1. Material: [Text]  
2. Finish: [Text]  
3. Dimensions: [Text]  
4. Installation: [Text]  
5. Maintenance: [Text]



DATE: 05/10/10  
DRAWN: [Name]

**LANDSCAPE**



1. Material: [Text]  
2. Finish: [Text]  
3. Dimensions: [Text]  
4. Installation: [Text]  
5. Maintenance: [Text]

DATE: 05/10/10  
DRAWN: [Name]

**LARKSPUR LANDING HOTEL**

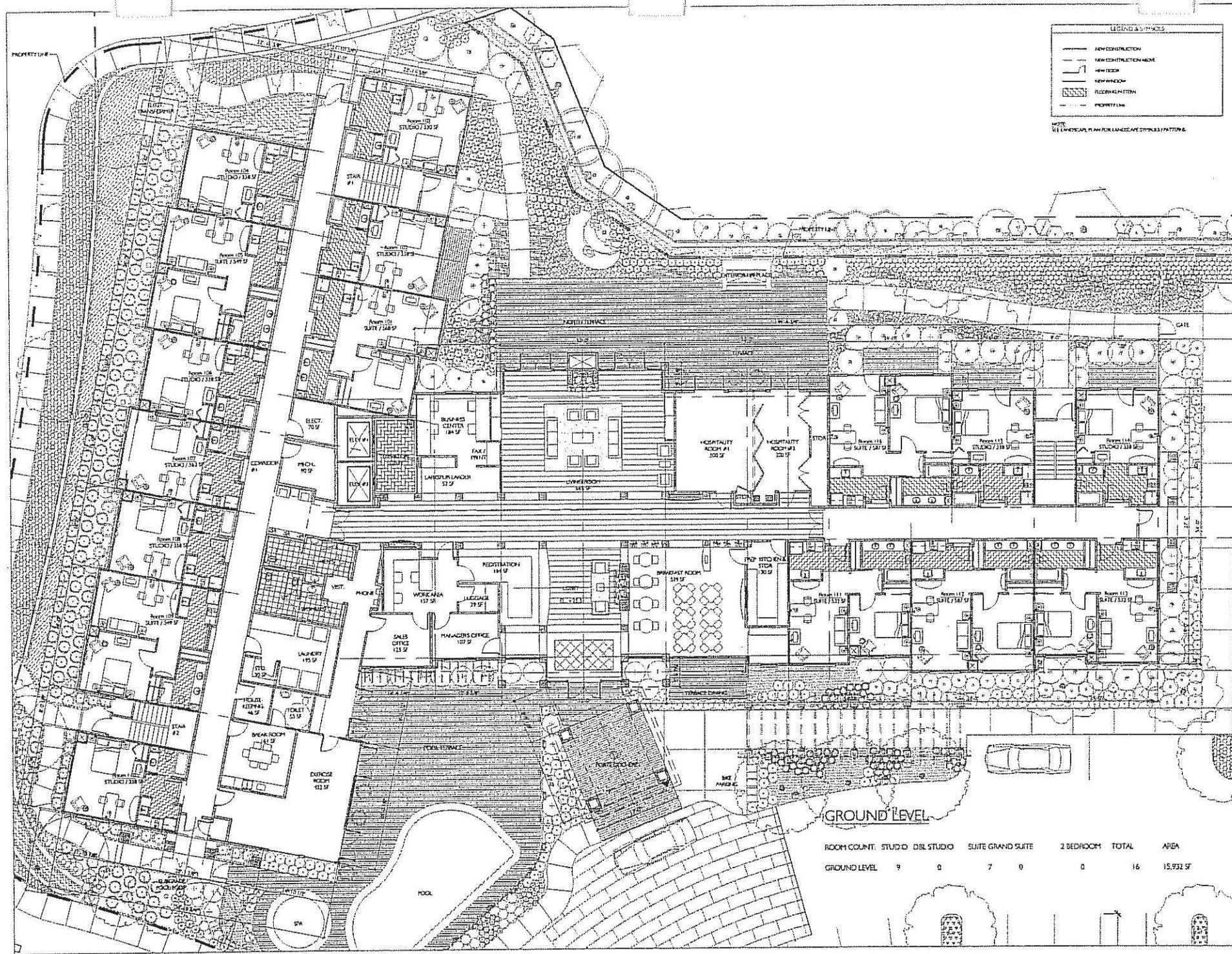
LARKSPUR HOSPITALITY  
770 TAMALPAIS DRIVE, SUITE 320  
CORTE MADERA, CALIFORNIA 94025

**PATRI MERKER ARCHITECTS**

400 SECOND STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94102  
T: 415 398 1100 F: 415 398 1111

**SITE LIGHTING SPECIFICATIONS**

PROJECT NO:	05100110	PROJECT NAME:	LARKSPUR LANDING HOTEL
DATE:	05/10/10	SCALE:	1:1
			
<p><b>A1.04</b></p>			



**LEGEND & SYMBOLS**

- NEW CONSTRUCTION
- NEW CONSTRUCTION ABOVE
- NEW DEEP
- NEW WINDOW
- FLOOR SLAB PATTERN
- PROPERTY LINE

SEE MECHANICAL PLAN FOR LANDSCAPE SYMBOLS & PATTERNS

**LARKSPUR LANDING HOTEL**  
 LARKSPUR LANDING CIRCLE  
 LARKSPUR, CA

**LARKSPUR HOSPITALITY**  
 770 TAMALPAIS DRIVE, SUITE 320  
 CORTIJE, MADERA, CALIFORNIA 94025

**PATRI MEYER ARCHITECTS**  
 ARCHITECTURE, PLANNING, INTERIOR DESIGN, RENOVATION

400 SECOND STREET, SUITE 400  
 SAN FRANCISCO, CALIFORNIA 94107  
 T: 415.254.1100 F: 254.1111

NO.	DATE	DESCRIPTION
01	09-08-08	PRELIMINARY PLAN APPLICATION
1	08-23-08	RESPONSE TO CITY COMMENTS
2	10-14-08	RESPONSE TO CITY COMMENTS
3	01-24-09	RESPONSE TO CITY COMMENTS

**GROUND FLOOR PLAN**

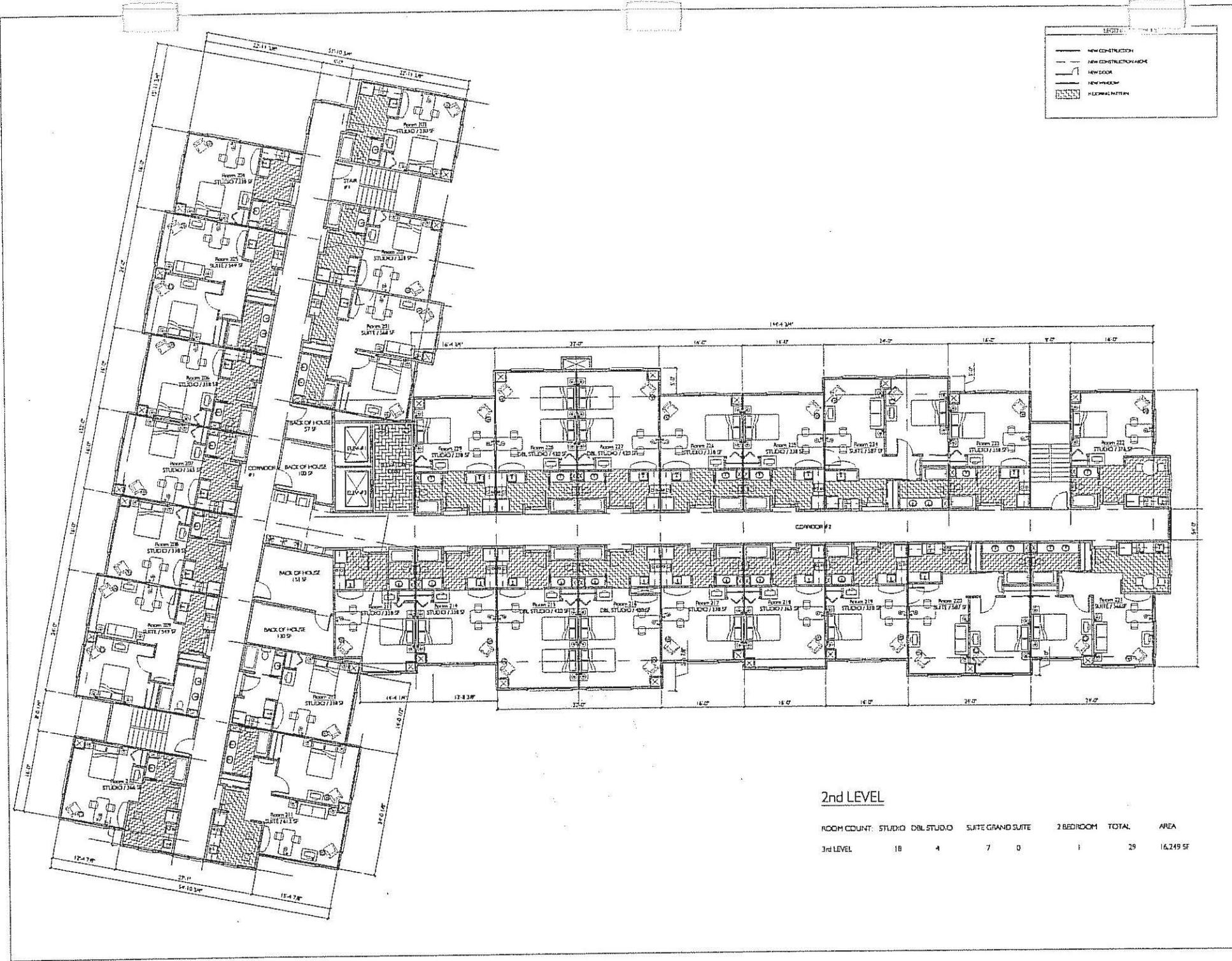
PROJECT NO: 05-100-10  
 PROJECT NAME: LARKSPUR LANDING HOTEL

DATE: 1/24/09  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

**A2.01**

ROOM COUNT: STUDIO DBL STUDIO SUITE GRAND SUITE 2 BEDROOM TOTAL AREA

ROOM TYPE	COUNT	AREA (SQ FT)
STUDIO	9	1,134
DBL STUDIO	0	0
SUITE	7	1,134
GRAND SUITE	0	0
2 BEDROOM	0	0
<b>TOTAL</b>	<b>16</b>	<b>15,932</b>



LEGEND

- NEW CONSTRUCTION
- NEW CONSTRUCTION WORK
- NEW FLOOR
- NEW WINDOW
- FLOOR MATERIAL

2nd LEVEL

ROOM COUNT:	STUDIO	DBL STUDIO	SUITE GRAND SUITE	2 BEDROOM	TOTAL	AREA	
3rd LEVEL	18	4	7	0	1	29	16,249 SF

**LARKSPUR LANDING HOTEL**  
LARKSPUR LANDING HOTEL  
LARKSPUR, CA

LARKSPUR HOSPITALITY  
770 TAMALPAIS DRIVE, SUITE 320  
CORTE MADERA, CALIFORNIA 94025

**PATRI. MERKER ARCHITECTS**  
ARCHITECTURE, PLANNING, INTERIOR DESIGN, RESTAURATION

400 SECOND STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94102  
T 415 254 1120 F 254 1111

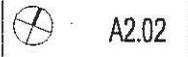
NO.	DATE	DESCRIPTION
1	08-23-08	PRECEDENT PLAN APPLICATION
2	08-23-08	RESPONSE TO CITY COMMENTS
3	08-24-07	RESPONSE TO CITY COMMENTS

SECOND FLOOR PLAN

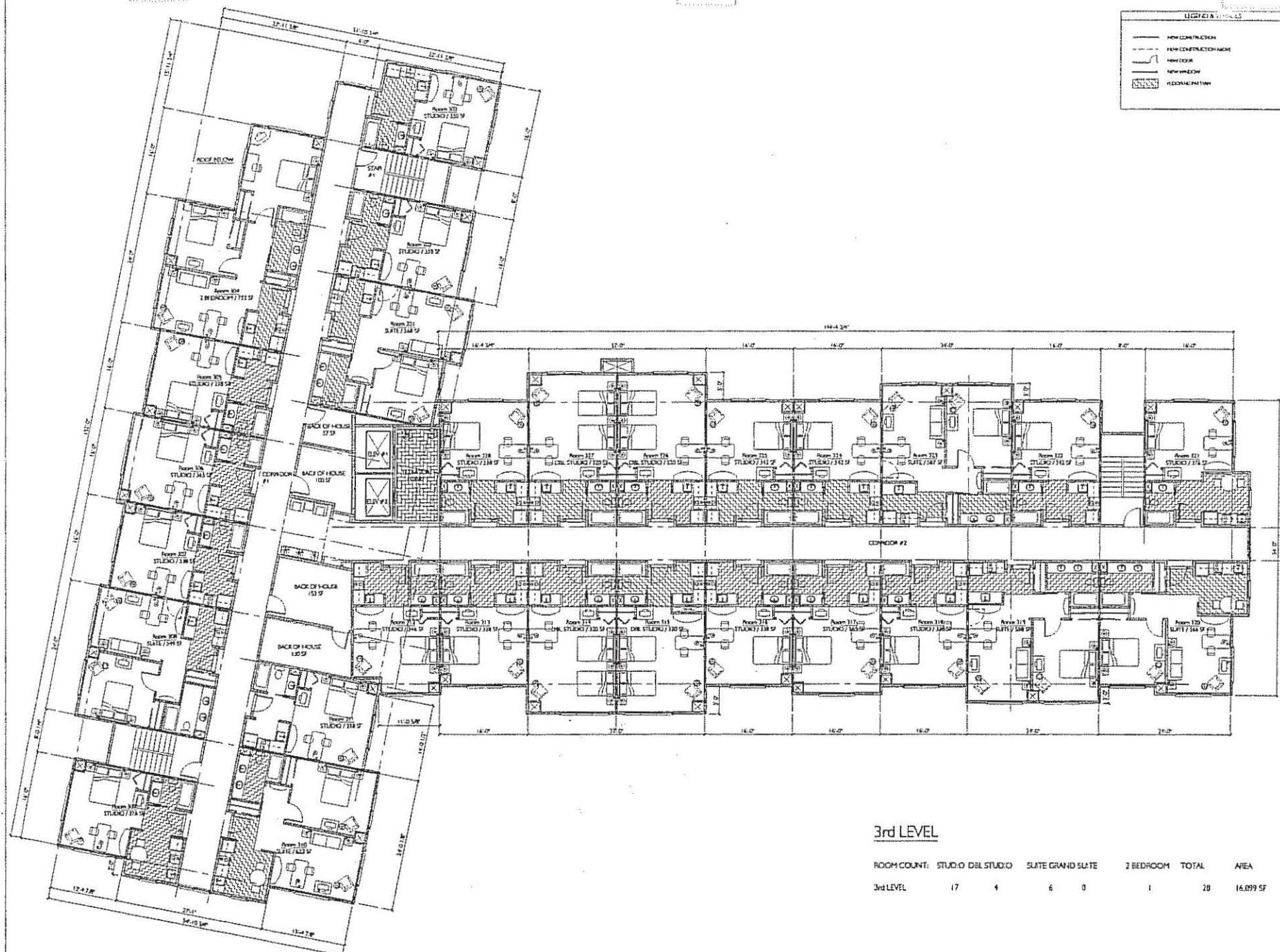
PROJECT NO. CS100 10 PROJECT NAME LARKSPUR LANDING HOTEL

DATE 10-1-07

SCALE 1/8" = 1'-0"



A2.02



**LEGEND**

- NEW CONSTRUCTION
- - - NEW CONSTRUCTION AREA
- NEW DOOR
- NEW WINDOW
- ▨ ELECTRIC PARTITION

**3rd LEVEL**

ROOM COUNT:	STUDIO	DBL STUDIO	SLATE GRAND SUITE	2 BEDROOM	TOTAL	AREA
3rd LEVEL	17	4	6	0	1	28
						16,899 SF

**LARKSPUR LANDING HOTEL**  
LARKSPUR LANDING CIRCLE  
LARKSPUR, CA

**LARKSPUR HOSPITALITY**  
770 TAMALPAIS DRIVE, SUITE 320  
CORTE MADERA, CALIFORNIA 94025

**PATR. WEINER ARCHITECTS**  
ARCHITECTURE, PLANNING, INTERIOR DESIGN  
405 SECOND STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94107  
T. 415.254.1128 F. 254.1111

NO.	DATE	DESCRIPTION
1	08-29-08	ISSUE CITY PLAN APPLICATION
2	08-25-08	RESPONSE TO CITY COMMENTS
3	10-16-08	RESPONSE TO CITY COMMENTS
4	01-24-07	RESPONSE TO CITY COMMENTS

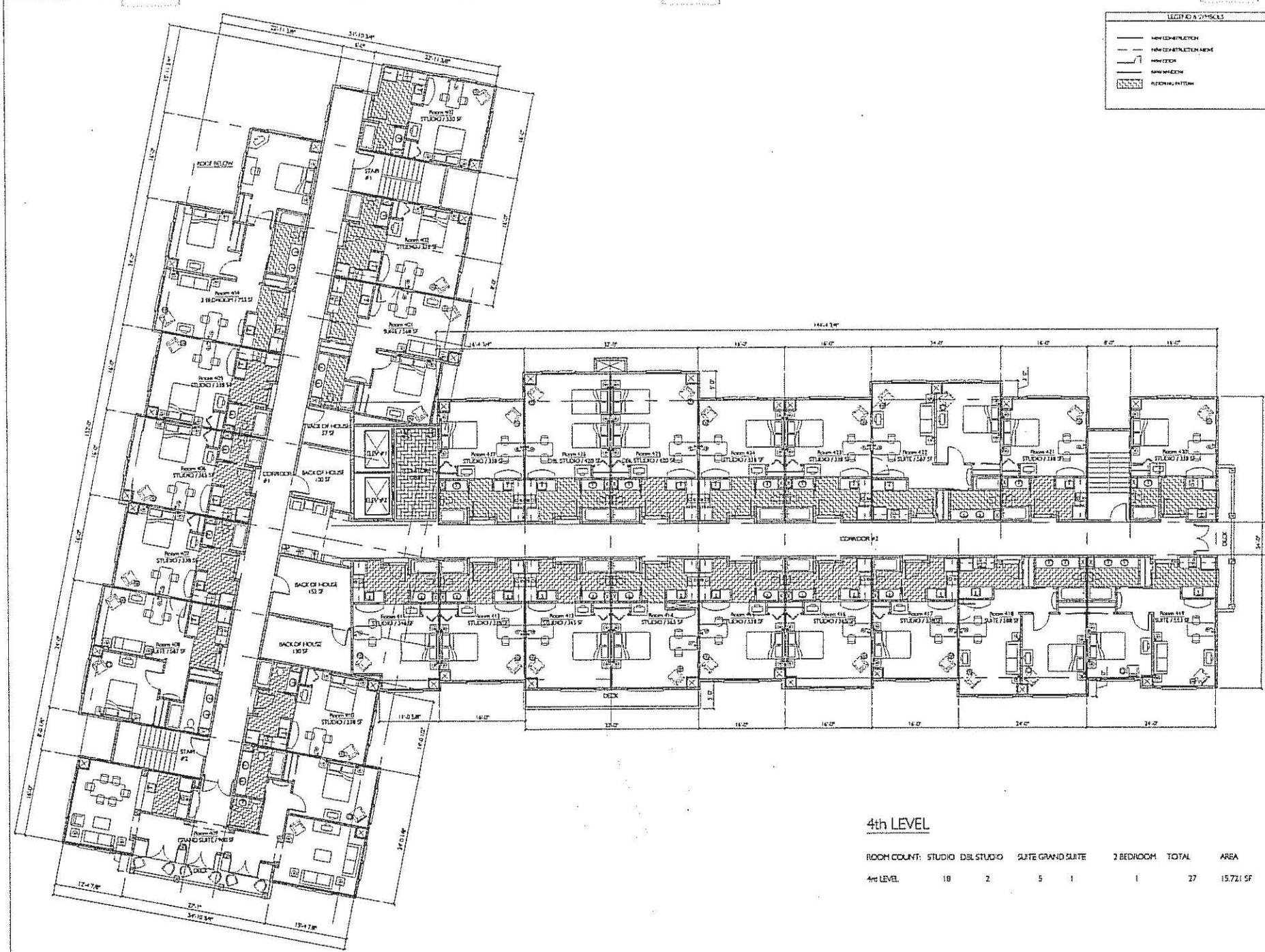
THIS DOCUMENT IS THE PROPERTY OF PATR. WEINER ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PATR. WEINER ARCHITECTS.

**THIRD FLOOR PLAN**

PROJECT NO: CS100-10  
PROJECT NAME: LARKSPUR LANDING HOTEL

DATE: 10-1-07  
SCALE: AS SHOWN

 **A2.03**



LEGEND & SYMBOLS

- NEW CONSTRUCTION
- NEW CONSTRUCTION AREA
- NEW DOOR
- NEW WINDOW
- EXISTING PATTERN

**LARKSPUR LANDING HOTEL**  
LARKSPUR LANDING CIRCLE  
LARKSPUR, CA

**LARKSPUR HOSPITALITY**  
770 TAMALPAIS DRIVE, SUITE 330  
CORTE MADERA, CALIFORNIA 94025



**Fritz MEERER ARCHITECTS**  
ARCHITECT PLANNING INTERIOR DESIGN

400 BEECHWOOD STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94107  
T. 415.224.1100 F. 224.1111

**4th LEVEL**

ROOM COUNT:	STUDIO	DBL STUDIO	SUITE	GRAND SUITE	3 BEDROOM	TOTAL	AREA
4th LEVEL	18	2	5	1	1	27	15,721 SF

NO.	DATE	DESCRIPTION
1	08-23-08	PRELIM. DEV. PLAN APPLICATION
2	08-23-08	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS

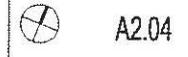
I, CERTIFIED, SEE INSPECTION ON JOB OF ARCHITECTURE AND  
WORKING THE NEAREST PARTS OF ARCHITECTURE, AND  
HOLD THE CONTRACTORS OF THE WORKING.

**FOURTH FLOOR PLAN**

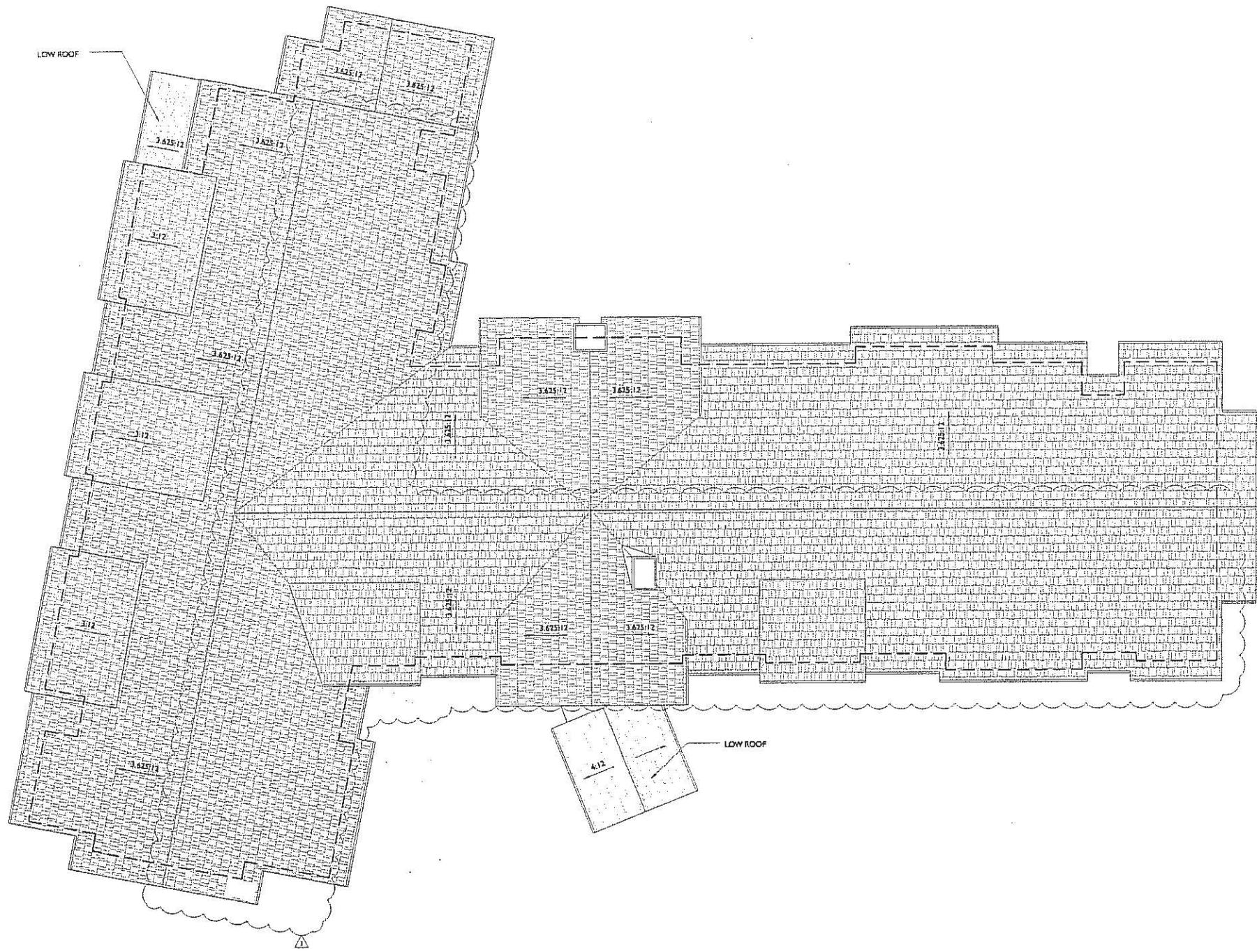
PROJECT NO: 051002.10 LARKSPUR LANDING HOTEL

DATE: 08-23-08  
SCALE: 1/8"=1'-0"

DATE: 08-23-08



**A2.04**



**LARKSPUR LANDING HOTEL**  
 LARKSPUR LANDING CODE  
 LARKSPUR, CA

**LARKSPUR HOSPITALITY**  
 770 TAMALPAIS DRIVE, SUITE 200  
 CURTE WADEVA, CALIFORNIA 94025



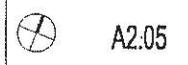
**PATRI VERWER ARCHITECTS**  
 ARCHITECTURE, PLANNING, INTERIOR DESIGN, RENOVATION  
 400 REDWOOD STREET, SUITE 400  
 SAN FRANCISCO, CALIFORNIA 94107  
 T: 415 254 9129 F: 254 9111

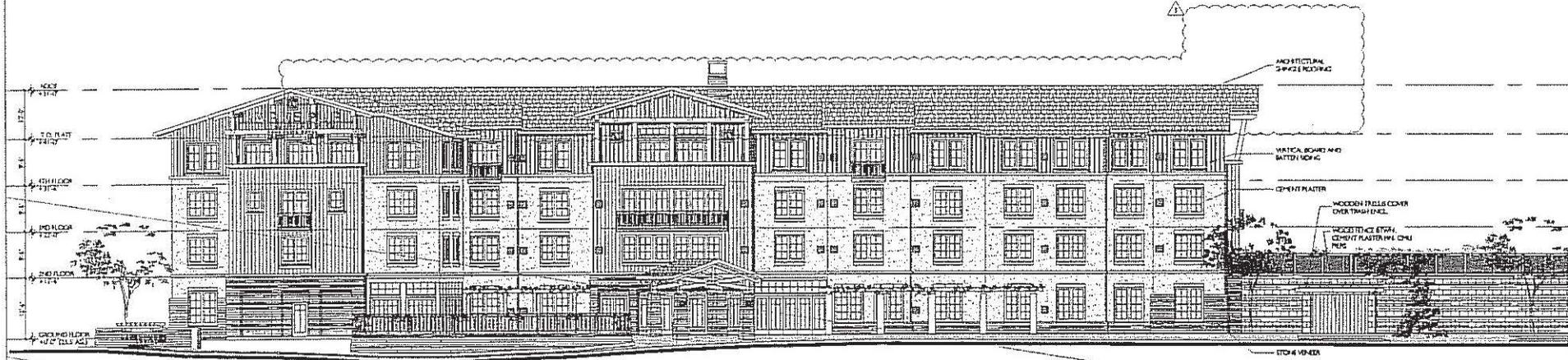
NO.	DATE	DESCRIPTION
03	08 08	PRECISE DECK PLAN APPLICATION
1	08 20 08	RESPONSE TO CITY COMMENTS
2	09 18 08	RESPONSE TO CITY COMMENTS
3	09 24 07	RESPONSE TO CITY COMMENTS

A CONTRACTOR SHALL REPRESENTATION ON ONE OF ANY MATERIALS SHOWN  
 IMPACT THE QUALITY PERFORMANCE OF THIS SYSTEM. CONTRACTOR SHALL  
 VERIFY THE APPROVED LEVEL OF THE CURTAIN WALLS.

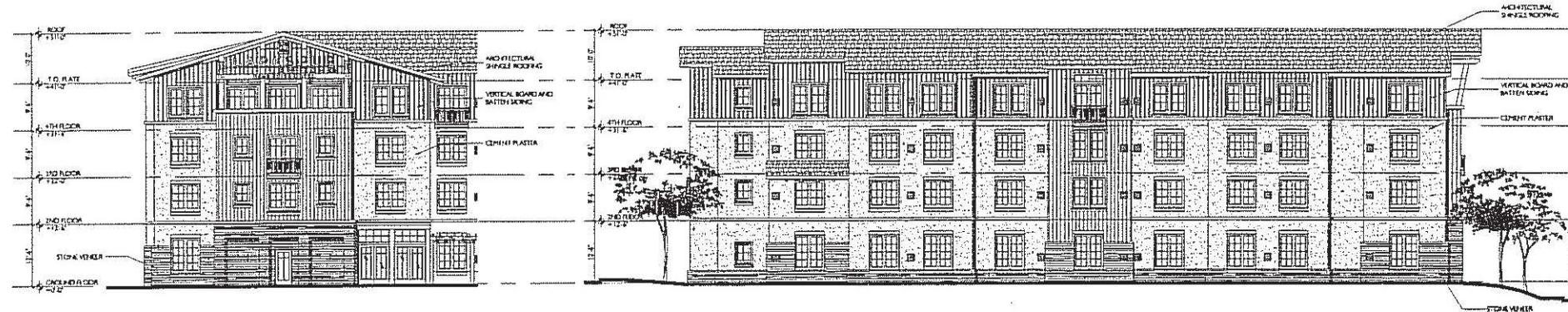
**ROOF PLAN**

DATE: 05/01/10 PROJECT: LARKSPUR LANDING HOTEL  
 SCALE: 1/8" = 1'-0"





SOUTH ELEVATION



SOUTHWEST ELEVATION

WEST ELEVATION

LARKSPUR LANDING  
HOTEL  
LARKSPUR LANDING CIRCLE  
LARKSPUR, CA

LARKSPUR HOSPITALITY  
770 TAMALPAIS DRIVE, SUITE 220  
CORTE MADERA, CALIFORNIA 94025

PATRI MENER, ARCHITECTS  
ARCHITECTURE PLANNING INTERIOR DESIGN RENOVATION

405 REDWOOD STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94107  
T 415 254 1100 F 415 254 1111

NO.	DATE	DESCRIPTION
1	08-08-09	PRELIMINARY PLAN APPLICATION
2	08-23-09	RESPONSE TO CITY COMMENTS
3	09-18-09	RESPONSE TO CITY COMMENTS
4	01-24-07	RESPONSE TO CITY COMMENTS

IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE, THE ARCHITECT HAS REVIEWED THE CONSTRUCTION OF THIS PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CODE. THE ARCHITECT'S REVIEW IS LIMITED TO THE CONSTRUCTION OF THE BUILDING AND DOES NOT INCLUDE THE DESIGN OF THE BUILDING'S STRUCTURE OR MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS.

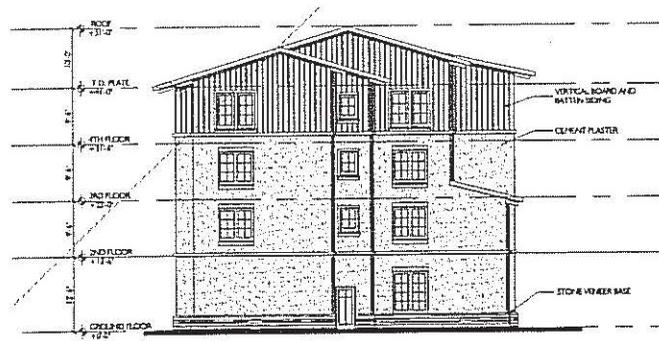
**BUILDING ELEVATIONS**

PROJECT NO: 05100010  
PROJECT NAME: LARKSPUR LANDING HOTEL  
DATE: 10/27/10  
SCALE: AS SHOWN

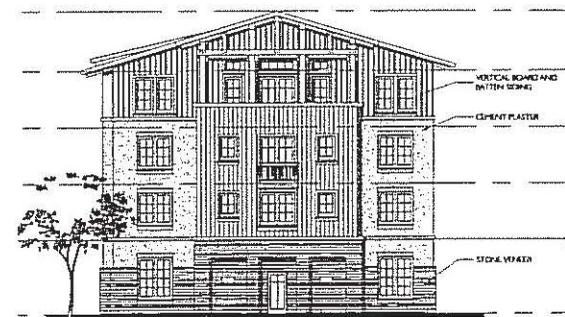
 A3.01



NORTH ELEVATION



NORTH EAST ELEVATION



EAST ELEVATION

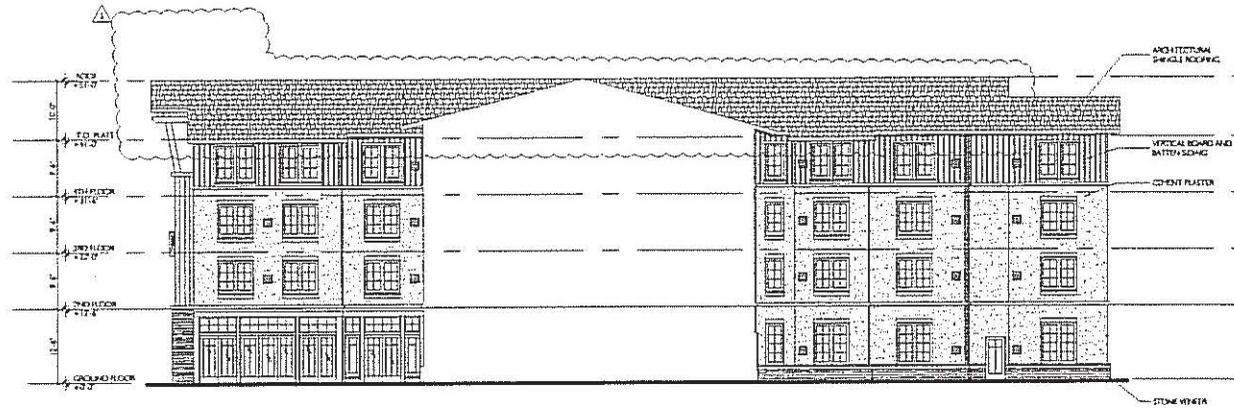
NO.	DATE	DESCRIPTION
1	08-08-08	PRECISE CIVIL PLAN APPLICATION
1	08-25-08	RESPONSE TO CITY COMMENTS
1	10-14-08	RESPONSE TO CITY COMMENTS
1	01-24-09	RESPONSE TO CITY COMMENTS

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO AND THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO AND THE STATE OF CALIFORNIA.

PROJECT NO. 05102.10 LARKSPUR LANDING HOTEL

DATE 05/02/10

322'-11" A3.02



SOUTHEAST ELEVATION

LARKSPUR LANDING  
HOTEL  
HARGREAVES GROUP  
LARKSPUR, CA

LARKSPUR HOSPITALITY  
770 TAMALPAIS DRIVE, SUITE 220  
CORTE MADERA, CALIFORNIA 94025



PATRI MERWIN ARCHITECTS  
ARCHITECTURAL PLANNING INTERIOR DESIGN RESTORATION

403 SECOND STREET, SUITE 403  
SAN FRANCISCO, CALIFORNIA 94107  
T 415.394.1100 F 254.1111

DATE	DESCRIPTION
08-08-08	PREP. CITY PLAN APPLICATION
08-22-08	RESPONSE TO CITY COMMENTS
10-16-08	RESPONSE TO CITY COMMENTS
01-24-07	RESPONSE TO CITY COMMENTS

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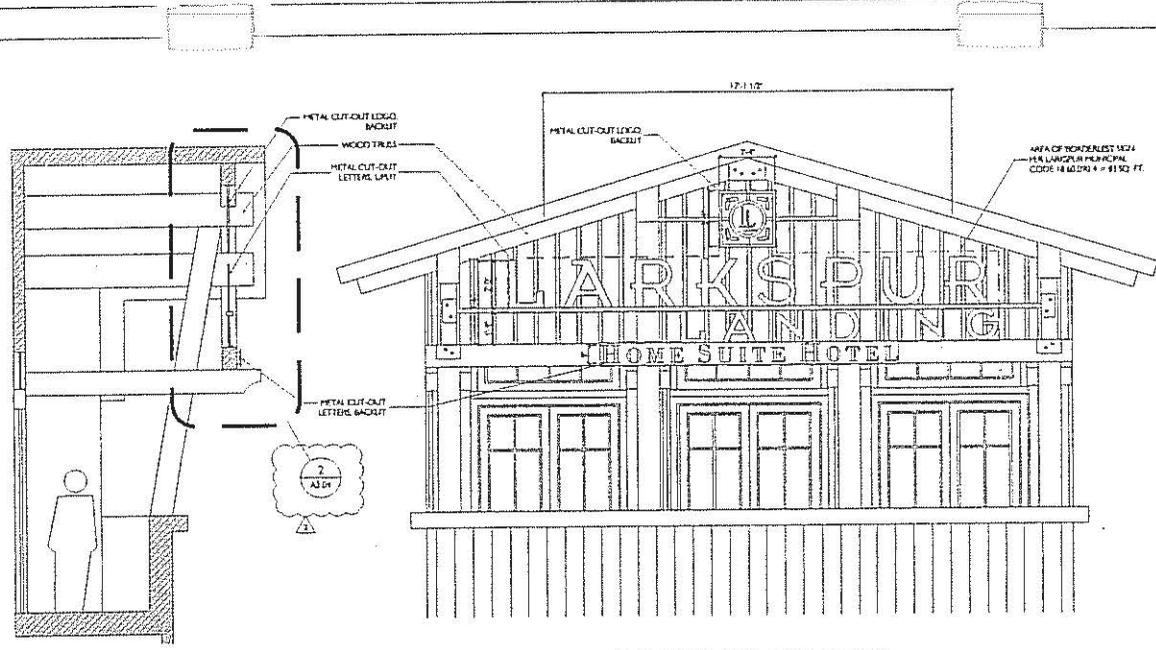
**BUILDING ELEVATIONS**

PROJECT NO. 051001.10 PROJECT NAME LARKSPUR LANDING HOTEL

DATE 05/11/07 SCALE 3/8" = 1' - 0"

DATE 05/11/07

 A3.03



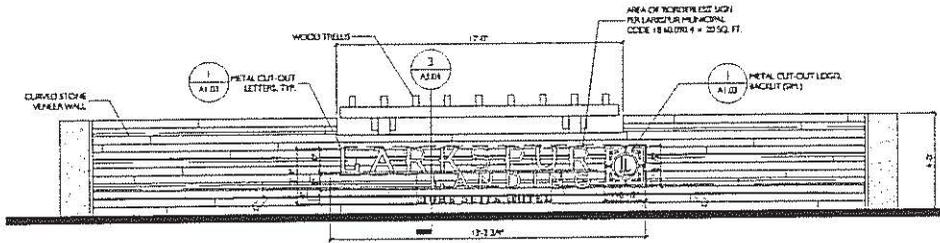
BUILDING SIGN SECTION

BUILDING SIGN ELEVATION

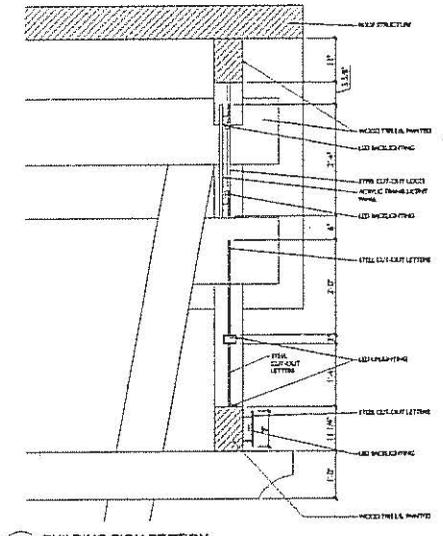
SIGN ANALYSIS - PER LARKSPUR MUNICIPAL CODE 18.02

SOFT	SOFTEN (SEE NOTE 1)	REQUIRED SQ. FT.	ACTUAL SQ. FT.	ALLOWABLE # OF SIGNS	ACTUAL # OF SIGNS
BUILDING SIGN	WALL SIGN - NONILLUMINATED	100 SQ. FT.	30 SQ. FT.	PER LARKSPUR MUNICIPAL CODE SECTION 18.02.014 (3)	1 LARGE 2 SMALL
ENTRANCE SIGN	WALL SIGN - NONILLUMINATED	200 SQ. FT.	20 SQ. FT.	1 LARGE OR PROJECTING (SEE LARKSPUR CODE 18.02.014)	1 DIRECTIONAL (SEE NOTE 1)
REMOTE SIGN	WALL SIGN - NONILLUMINATED	200 SQ. FT.	20 SQ. FT.	1 SMALL	
DIRECTIONAL SIGN	DIRECTIONAL SIGN - NONILLUMINATED (FACTORY EXEMPT SIGN PER CODE SECTION 18.02.014)	N/A	N/A	PROJECTING OR WALL SIGN OF LARGE SIGN = 20 SQ. FT. EA.	

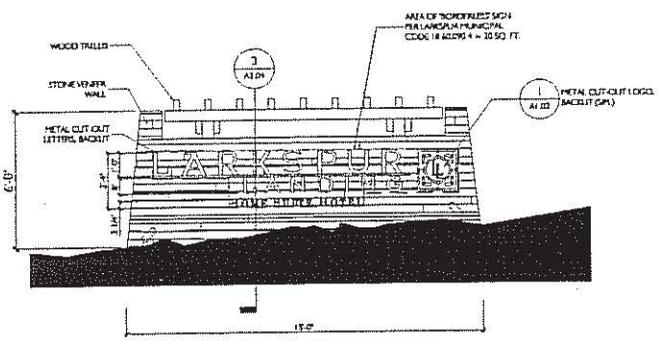
NOTE:  
1) PER LARKSPUR MUNICIPAL CODE 18.02.014 - DIRECTIONAL



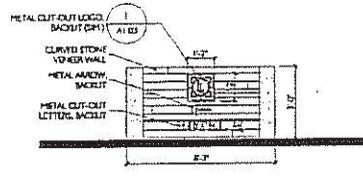
ENTRANCE SIGN ELEVATION



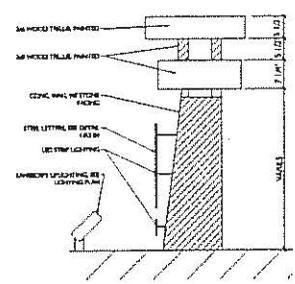
2 BUILDING SIGN SECTION



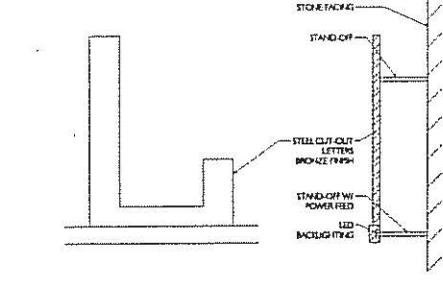
REMOTE SIGN ELEVATION



DIRECTIONAL SIGN ELEVATION



3 TYPICAL SIGN SECTION



1 TYPICAL CUT-OUT SIGN LETTER DETAIL

LARKSPUR LANDING HOTEL  
LARKSPUR LANDING HOTEL  
LARKSPUR, CA

LARKSPUR HOSPITALITY  
770 TAMALPAIS DRIVE, SUITE 300  
CORTE MAJERA, CALIFORNIA 94025

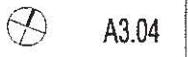
PATRI WERKER ARCHITECTS  
ARCHITECTURE PLANNING INTERIOR DESIGN  
400 DELCONE STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94107  
T 415.284.1100 F 284.1111

NO.	DATE	DESCRIPTION
01-28-08		PRELIMINARY PLAN APPLICATION
1	06-23-08	RESPONSE TO CITY COMMENTS
2	05-14-08	RESPONSE TO CITY COMMENTS
3	01-24-07	RESPONSE TO CITY COMMENTS

ENLARGED SIGN ELEVATIONS

PROJECT NO: 05100.10  
PROJECT NAME: LARKSPUR LANDING HOTEL

SCALE: 3/8"=1'-0"



A3.04

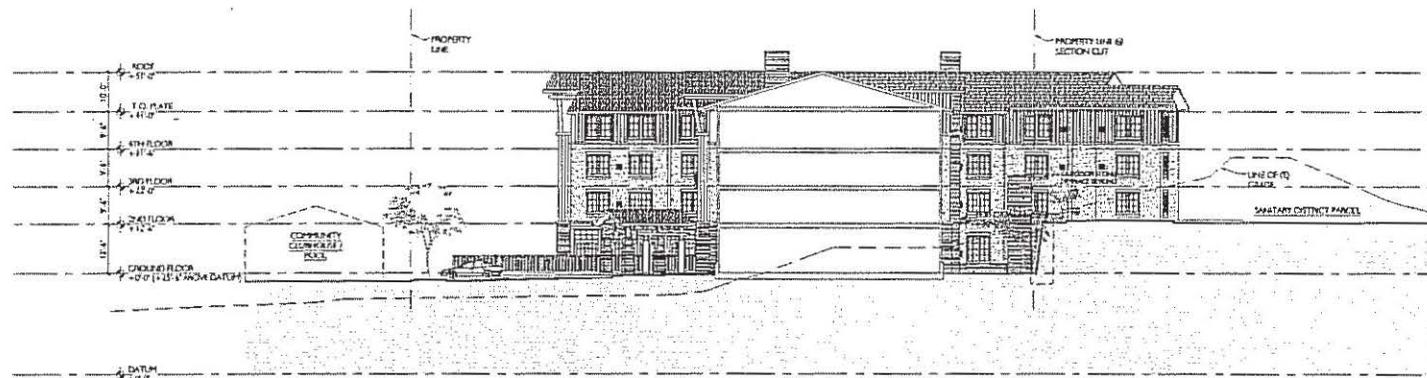
**LARKSPUR LANDING HOTEL**  
LARKSPUR LANDING HOTEL  
LARKSPUR, CA

LARKSPUR HOSPITALITY  
770 TAMALPAIS DRIVE, SUITE 300  
CORTI MADERA, CALIFORNIA 94525

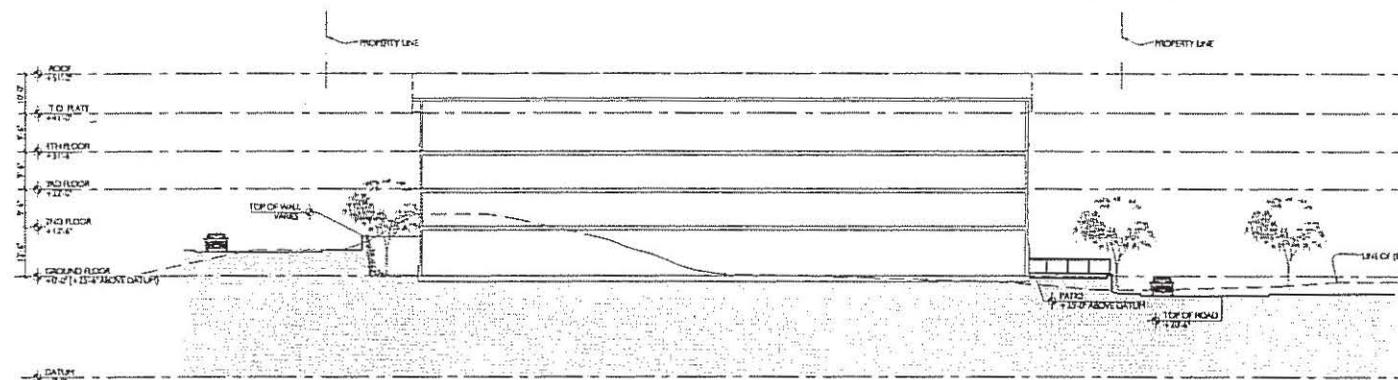


**PATRI MEYER ARCHITECTS**  
ARCHITECTURE, PLANNING, INTERIOR DESIGN, RENOVATION

400 GEECHING STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94107  
T 415 254 1100 F 254 1111



**A**  
NORTH / SOUTH SECTION  
(LOOKING WEST)



**B**  
NORTH / SOUTH SECTION  
(LOOKING EAST)

NO.	DATE	DESCRIPTION
01	08-08-08	PRELIMINARY CITY PLAN APPLICATION
1	08-29-08	RESPONSE TO CITY COMMENTS
2	10-14-08	RESPONSE TO CITY COMMENTS
3	01-24-09	RESPONSE TO CITY COMMENTS

ALL DIMENSIONS AND REPRESENTATION ON THIS SET OF ARCHITECTURAL DRAWINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ARCHITECTURAL DRAWINGS, 1999 EDITION, AS PUBLISHED BY THE ARCHITECTURAL RECORD COMPANY, INC. AND THE CONSTRUCTION LAW CENTER, INC.

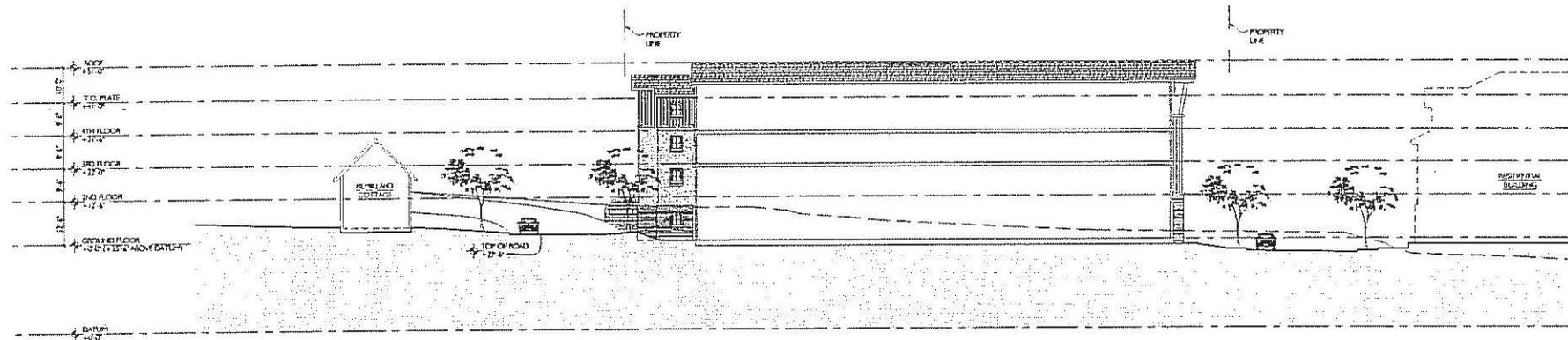
**SITE SECTIONS**

PROJECT NO: 05100210 LARKSPUR LANDING HOTEL

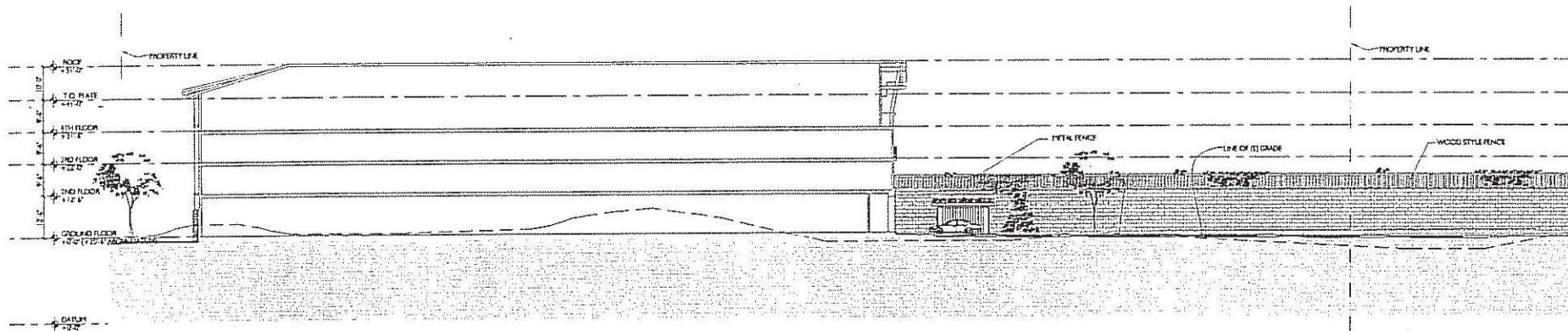
DATE: 1/20/10



A3.05



C  
NORTH / SOUTH SECTION  
(LOOKING EAST)



D  
EAST / WEST SECTION  
(LOOKING NORTH)

LARKSPUR LANDING  
HOTEL  
LARKSPUR LANDING CIRCLE  
LARKSPUR, CA

LARKSPUR HOSPITALITY  
770 TAMALPAIS DRIVE, SUITE 300  
COTTLE WADSWORTH, CALIFORNIA 94525



PATRI HERKER ARCHITECTS  
ARCHITECTURE, PLANNING, INTERIOR DESIGN, RENOVATION  
400 SECOND STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94107  
T 415 254 1100 F 254 1111

NO.	DATE	DESCRIPTION
1	05-08-10	PRELIMINARY PLAN APPLICATION
2	08-23-10	RESPONSE TO CITY COMMENTS
3	10-18-10	RESPONSE TO CITY COMMENTS
4	01-29-11	RESPONSE TO CITY COMMENTS

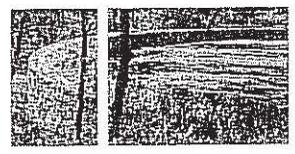
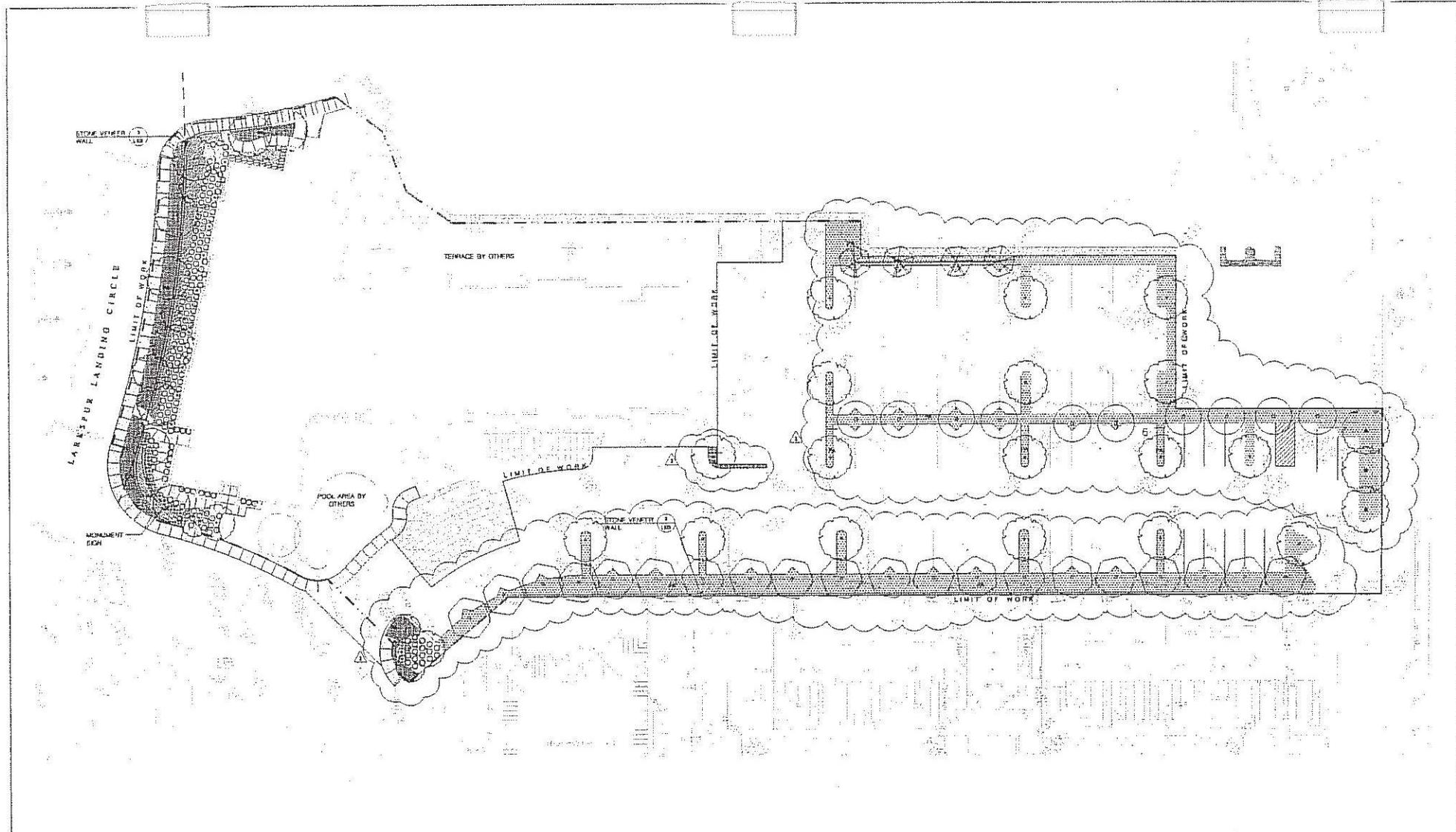
IN PREPARATION OF THIS ARCHITECTURE PLAN OR ANY PART THEREOF, THE ARCHITECT HAS CONDUCTED VISUAL SURVEILLANCE OF THE SITE AND HAS BEEN ADVISED BY THE CLIENT OF THE EXISTING CONDITIONS OF THE SITE.

SITE SECTIONS

PROJECT NO. 05100110 PROJECT NAME LARKSPUR LANDING HOTEL  
SCALE 1/8" = 1'-0"



A3.06



1 STONE VENEER WALL

**TREE LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	<i>Acer rubrum 'Autumn Flame'</i>	AUTUMN FLAME MAPLE	24" BOX
	<i>Acer rubrum 'Armstrong'</i>	ARMSTRONG MAPLE	24" BOX
	<i>Arbutus menziesii</i>	ARBUTUS	24" BOX
	<i>Quercus agrifolia</i>	COAST LIVE OAK	24" BOX

**SHRUB, GRASSES AND GROUNDCOVER LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	<i>Dianthus 'Skyline'</i>	SKYLINE DIANTHUS	5 GAL
	<i>Luzula confinis</i>	DEER GRASS	5 GAL
	<i>Monarda 'Red Flax'</i>	MONARDA RED FLAX	5 GAL
	<i>Monarda 'Purple Flax'</i>	PURPLE FLAX	5 GAL
	<i>Polystichum munitum</i>	SWORD FERN	1 GAL
	<i>Arctostaphylos 'Emerald Carpet'</i>	MANZANITA EMERALD CARPET	1 GAL
	<i>Quercus 'Canyon Jade'</i>	CANYON JADE COULTER	1 GAL
	<i>Hebe 'Palace Purple'</i>	PALACE PURPLE CORAL BELLS	1 GAL
	<i>Laurus 'Canyon Pink'</i>	CANYON PINK WILD OLIVE	1 GAL

**MATERIALS AND FURNISHINGS LEGEND**

	STONE VENEER WALL - 2'-0" HT.
	PEDESTRIAN CONCRETE WALK
	PLANTED AREA
	SITE LIGHTING

**LARKSPUR LANDING HOTEL**  
LARKSPUR LANDING CIRCLE  
LARKSPUR, CA

LARKSPUR HOSPITALITY  
770 TAMALPAIS DRIVE, SUITE 320  
CONTE MADERA, CALIFORNIA 94025

**PATRI VERKER ARCHITECTS**  
ARCHITECTS PLANNING INTERIOR DESIGN RENOVATION

430 BUCKINGHAM STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94107  
T: 415.234.1100 F: 234.1111

**SMITH SMITH**  
Landscape Architects  
Environmental Planners

1521 AVENUE PAINE  
SAN FRANCISCO, CA 94115  
T: 415.441.1111  
F: 415.441.9740  
www.smithsmith.com

NO.	DATE	DESCRIPTION
01	03-14-08	REVIEW
02	08-23-08	RESPONSE TO CITY COMMENTS
03	01-24-09	RESPONSE TO CITY COMMENTS

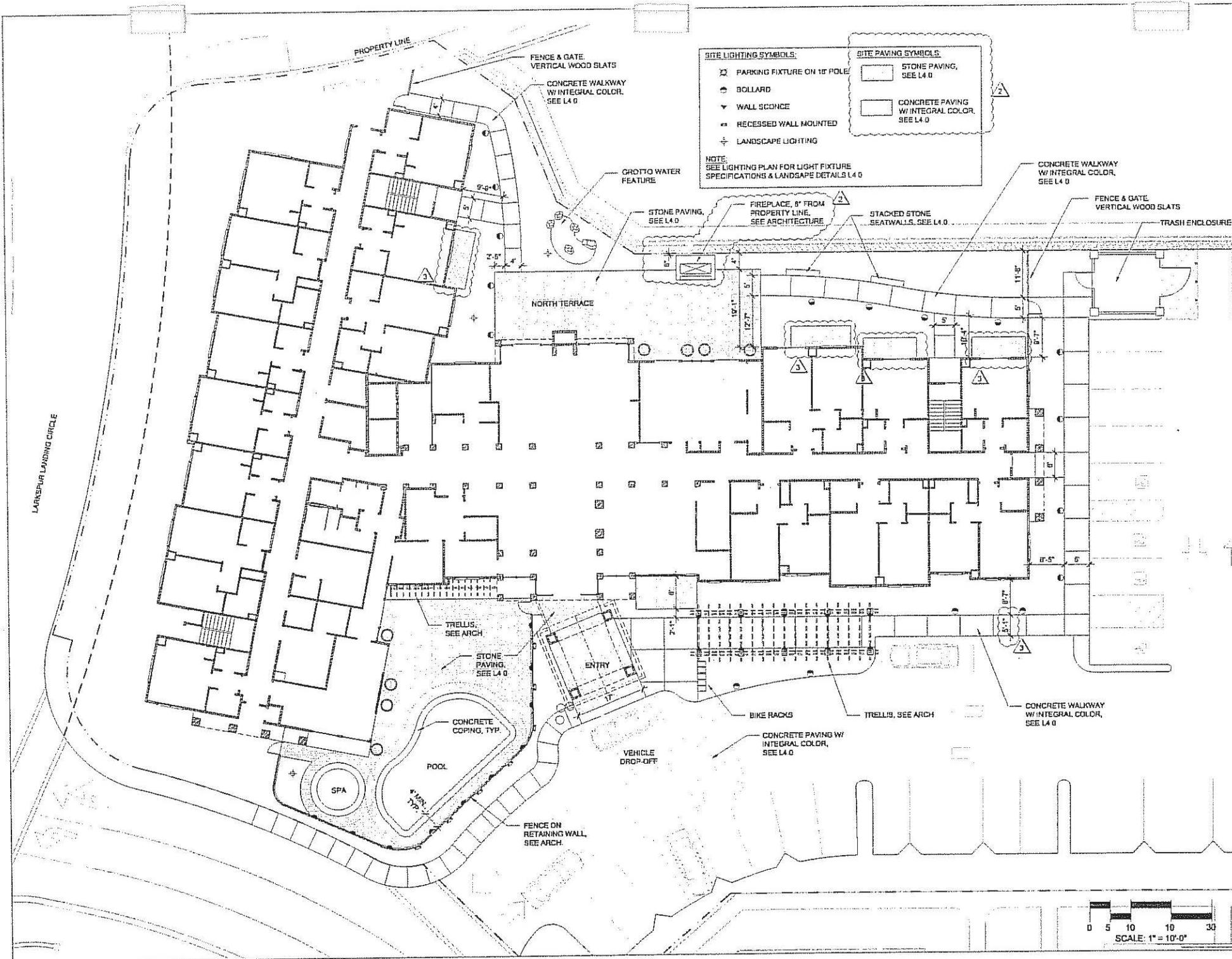
**Landscape Plan**

PROJECT NO: 05100.10  
PROJECT NAME: LARKSPUR LANDING HOTEL

SCALE: 1" = 20'-0"

DATE: 05/05/10

SL-1



**LARKSPUR LANDING HOTEL**  
LARKSPUR LANDING HOTEL  
LARKSPUR, CALIFORNIA

LARKSPUR HOSPITALITY  
170 TAMALPAUS DRIVE, SUITE 320  
CORTE MADERA, CALIFORNIA 94525

**PATRI WERNER ARCHITECTS**  
ARCHITECTURE PLANNING INTERIOR DESIGN RESTAURANT

400 SECOND STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94102  
T. 415.254.1103 F. 254.1111

**R H A A**  
LANDSCAPE ARCHITECTS

NO.	DATE	DESCRIPTION
1	05/20/10	RESPONSE TO CITY COMMENTS
2	11/18/07	RESPONSE TO CITY COMMENTS
3	12/18/07	RESPONSE TO CITY COMMENTS

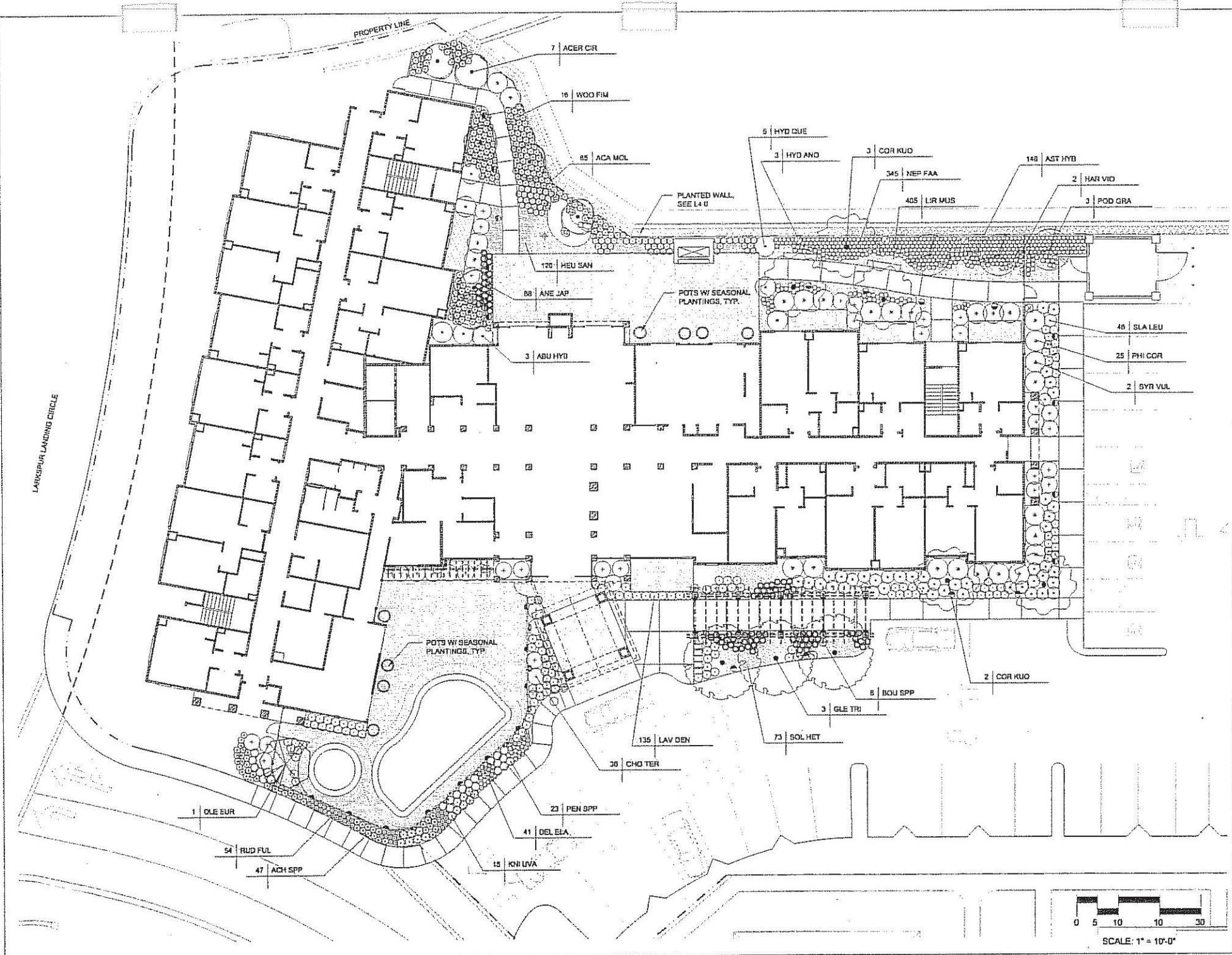
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**LANDSCAPE PLAN**

PROJECT NO. 05100.10 LARKSPUR LANDING HOTEL

SCALE: 1" = 10'-0"

**L1.0**



**LARKSPUR LANDING HOTEL**  
LARKSPUR LANDING CIRCLE  
LARKSPUR, CA

**LARKSPUR HOSPITALITY**  
770 TAMALPAIS DRIVE, SUITE 320  
CORTE MADERA, CALIFORNIA 94525



**PATRI MERKER ARCHITECTS**  
PROFESIONAL SERVICE ARCHITECTS  
400 SECOND STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94107  
T 415 224 1100 F 224 1111

REGISTERED ARCHITECTS ALLIED GROUP  
**R | H | A | A**  
LARKSPUR ARCHITECTS  
200 MARKET STREET, SUITE 200  
SAN FRANCISCO, CALIFORNIA 94102

NO.	DATE	DESCRIPTION
09 23 08		RESPONSE TO CITY COMMENTS
11 19 07		RESPONSE TO CITY COMMENTS
1 24 07		RESPONSE TO CITY COMMENTS

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**PLANTING PLAN**

PROJECT: LARKSPUR LANDING HOTEL  
DATE: 05/10/10

SCALE: 1" = 10'-0"  
SHEET: L2.0



PATRICK MERRICK ARCHITECTS  
LANDSCAPE PLANNING, INTERIOR DESIGN, RENOVATION

400 SECOND STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94102  
T 415 394 1100 F 354 1111

R | H | A | A

SANITARY DISTRICT  
PLANTING PLAN

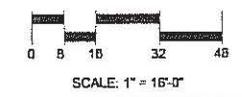
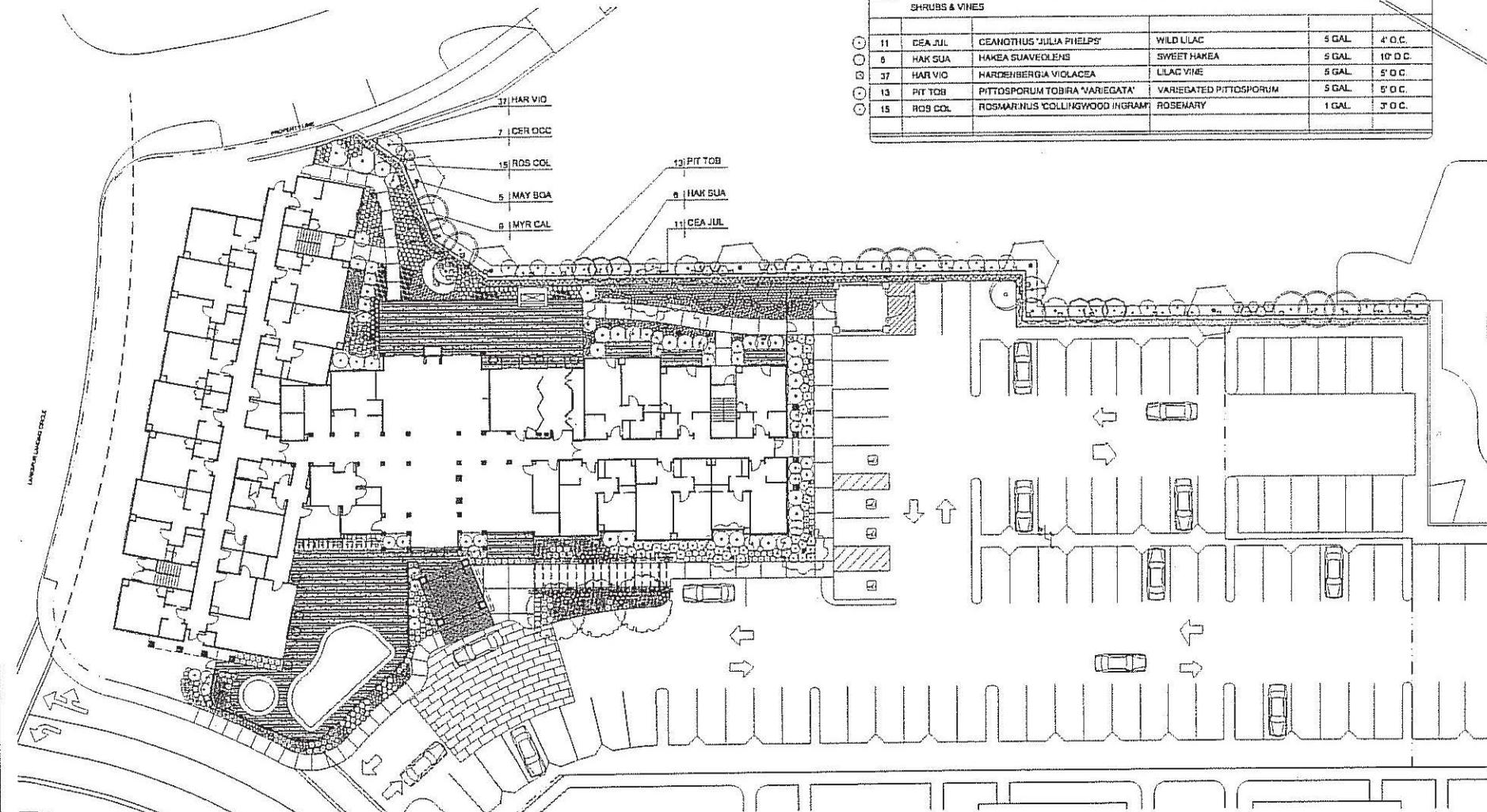
PROJECT NO. 05100.10 LARKSPUR LANDING HOTEL

SCALE 1" = 16'-0"

SHEET NO. L2.1

SANITARY DISTRICT  
PLANTING SCHEDULE

QTY	ABBR.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
TREES					
7	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	
5	MAY BOA	MAYTENUS BOARIA	MAYTEN TREE	24" BOX	
8	MYR CAL	MYRTICA CALIFORNICA	PACIFIC WAX MYRTLE	15 GC	8' O.C.
SHRUBS & VINES					
11	CEA JUL	CEANOTHUS 'JULIA PHELPS'	WILD LILAC	5 GAL	4' O.C.
8	HAK SUA	HAKEA SUAVEOLENS	SWEET HAKEA	5 GAL	10' O.C.
37	HAR VIC	HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL	5' O.C.
13	PIT TOB	PITTIOSPORUM TOBRA 'VAREGATA'	VAREGATED PITTIOSPORUM	5 GAL	5' O.C.
15	ROS COL	ROSMARINUS 'COLLINGWOOD INGRAM'	ROSEMARY	1 GAL	3' O.C.





PATTE, WERPER ARCHITECTS  
ARCHITECTURE PLANNING INTERIOR DESIGN RESTAURANT  
400 SECOND STREET, SUITE 400  
SAN FRANCISCO, CALIFORNIA 94107  
T 415 254 1100 F 254 1111

PROPERTY MANAGER: ALLEY & ASSOC  
**R H A A**  
LANDSCAPE ARCHITECTS  
1000 MARKET STREET, SUITE 2000  
SAN FRANCISCO, CALIFORNIA 94102  
T 415 774 2200 F 415 774 2201

PLANTING SCHEDULE

QTY.	ABBR.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
TREES					
7	ACER CIR	ACER CIRCINATUM	VINE MAPLE	24" BOX	
5	COR KUD	CORNUS KOUSA	CHINESE DOGWOOD	24" BOX	
3	GLE TRI	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	30" BOX	
1	OLE EUR	OLEA EUROPAEA 'MAJESTIC BEAUTY'	OLIVE	30" BOX	
3	POD GRA	PODODARBUS GRACILIOR	FERN PINE	24" BOX	
SHRUBS					
3	ABU HYB	ABUTILON HYBRID 'BARTLEY SWARTZ'	FLOWERING MAPLE	5 GAL.	5' O.C.
05	ACA MOL	ACANTHUS MOLLIS	BEAR'S BREECH	5 GAL.	18" 2' O.C.
30	CHO TER	CHOISYA TERNATA	MEX. ORANGE BLOSSOM	5 GAL.	4' O.C.
5	HYD QUE	HYDRANGEA QUERCIFOLIA	DAYLEAF HYDRANGEA	5 GAL.	5' O.C.
25	PHI COR	PHILADELPHIUS CORONARIUS	SWEET MOCK ORANGE	5 GAL.	5' O.C.
46	SAL LEU	SALVIA LEUCANTHA	SAGE	5 GAL.	3' O.C.
2	SYR VUL	SYRINGA VULGARIS	LILAC	5 GAL.	5' O.C.
PERENNIALS					
47	ACH SPP	ACHILLEA MILLEFOLIUM	YARROW-'LAVENDER BEAUTY'	5 GAL.	18" O.C.
88	ANE JAP	ANEMONE JAPONICA	JAPANESE ANEMONE	5 GAL.	18" O.C.
140	AST HYB	ASTILBE ARENDSII	FALSE SPIREA	5 GAL.	12" O.C.
41	DEL ELA	DELPHINIUM ELATUM	DELPHINIUM	5 GAL.	12" O.C.
-	HEM HYB	HEMEROCALLIS HYBRIDS	DAYLILY	5 GAL.	2' O.C.
120	HEU SANG	HEUCHERA SANGUINEA	CORAL BELLS	5 GAL.	12" O.C.
15	KN LVA	KNIPHORIA UVARUA	RED HOT POKER	5 GAL.	2' O.C.
125	LAV DEN	LAVANDULA DENTATA CANDICANS	LAVENDER	5 GAL.	2' O.C.
405	LIR TURF	LIRIOPE MUSCARI	LILY TURF	1 GAL.	12" O.C.
345	NEP FAA	NEPETA FAASENI	CATMINT	5 GAL.	12" O.C.
23	PEN SPP	PENSTEMON PARRYI	BEARD TONGUE	5 GAL.	2' O.C.
54	RUD FUL	RUDBECKIA FULGIDA	BLACK-EYED SUSAN	5 GAL.	12" O.C.
-	-	-	-	5 GAL.	2' O.C.
16	WOO FIM	WOODWARDIA FIMBRIATA	GIANT SWORD FERN	5 GAL.	18" O.C.
VINES					
1	BOU SPP	BOUGAINVILLEA SPP	BOUGAINVILLEA	5 GAL.	-
2	HAR VID	HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL.	-
3	HYD ANO	HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	5 GAL.	-
GROUND COVER					
73	SOLLYA HETEROPHYLLA	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	5 GAL.	2' O.C.
GREEN WALL PLANTINGS					
-	ADANTUM ALEUTICUM	ADANTUM ALEUTICUM	MAIDENHAIR FERN	1 GAL.	-
-	EPHEMEDIUM PINNATUM	EPHEMEDIUM PINNATUM	NCH	1 GAL.	-
-	HEUCHERA SPP	HEUCHERA SPP	CORAL BELLS	1 GAL.	-
-	POLYSTICHUM MUNITUM	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	-
-	SOLEIRODIA SOLEIRODII	SOLEIRODIA SOLEIRODII	BABY'S TEARS	1 GAL.	-

REV.	DATE	DESCRIPTION
08-23-08		RESPONSE TO CITY COMMENTS
1-18-07		RESPONSE TO CITY COMMENTS
1-24-07		RESPONSE TO CITY COMMENTS

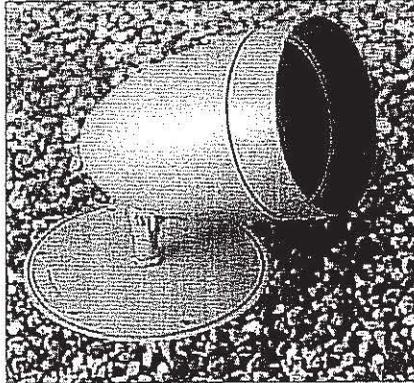
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LANDSCAPE  
SCHEDULE

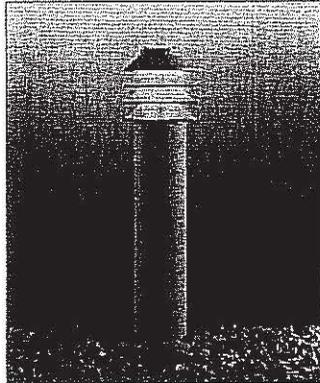
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DATE 08/23/08

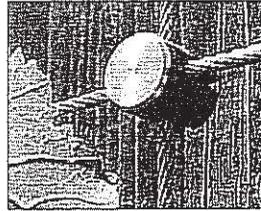
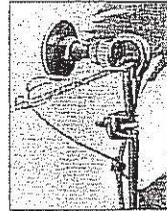
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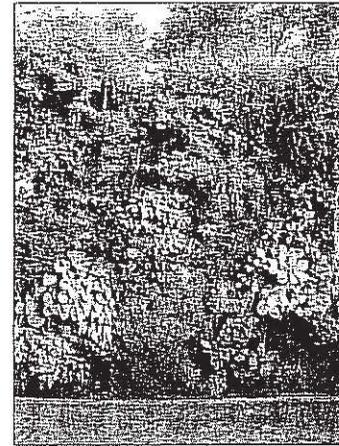
*LANDSCAPE LIGHTING*  
Ailscape  
www.aillighting.com



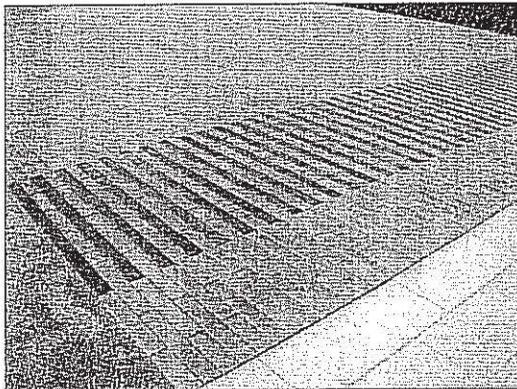
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Louis Poulsen  
www.louispoulsen.com



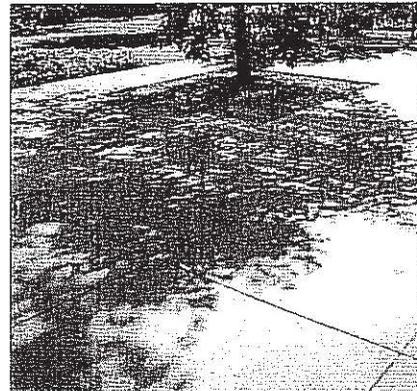
*CABLE TRELLIS SYSTEM*  
Jakob Inox Line



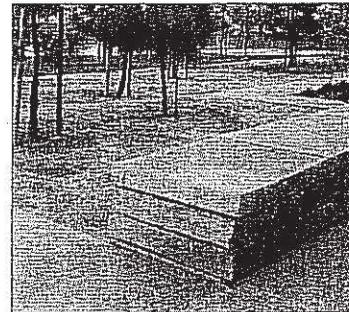
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with INTEGRAL COLOR &  
SAWCUT JOINTS



*SEATWALL*  
STACKED STONE

LARKSPUR LANDING  
HOTEL  
LARKSPUR LANDING CIRCLE  
LARKSPUR, CA

LARKSPUR HOSPITALITY  
770 TAMALPAIS DRIVE, SUITE 320  
CORTE WADERA, CALIFORNIA 94025



PATRI WERNER ARCHITECTS  
PROFESSOR, PLANNING, DESIGN, EDUCATION  
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SAN FRANCISCO, CALIFORNIA 94107  
T. 415.754.1100 F. 254.1111

REGISTERED ARCHITECTS IN ALL STATES

R | H | A | A

LANDSCAPE ARCHITECTS

200 SOUTH MARKET STREET, SUITE 200  
SAN FRANCISCO, CALIFORNIA 94107  
TEL: 415.754.1100 FAX: 415.754.1111

NO. DATE REVISION TO

08 23 08 RESPONSE TO CITY COMMENTS

1 18 07 RESPONSE TO CITY COMMENTS

1 29 07 RESPONSE TO CITY COMMENTS

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LANDSCAPE  
DETAILS

PROJECT NO. 05100210  
DATE 05/02/10  
SHEET NO. L4.0

DESIGNED BY LARKSPUR LANDING HOTEL

DATE 05/02/10

SCALE 1"=1'-0"

DATE 05/02/10



L4.0

**GENERAL NOTES**

**GRADING NOTES**

- ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY OF LARKSPUR STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL FIELD MANUAL, LATEST EDITION BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, AND THE CONDITIONS OF AFFIDAVIT FOR THE DESIGN REVIEW AND MINOR VARIANCE, CASE FILE NO. DV025-205. DURING GRADING OPERATIONS, SUFFICIENT WATER SHALL BE AVAILABLE FOR DUST CONTROL.
- NO GRADING SHALL BE COMMENCED PRIOR TO OBTAINING A PERMIT FROM THE CITY. NO GRADING SHALL BE PERFORMED BETWEEN OCT. 1 AND APR. 6, UNLESS OTHERWISE APPROVED BY THE CITY.
- NO TREES SHALL BE REMOVED PRIOR TO OBTAINING A TREE REMOVAL PERMIT FROM THE CITY PLANNING DEPARTMENT.
- ALL WORK AND SITE GRADING OPERATIONS INCLUDING CUTTING, FILLING, AND DRAINAGE PROVISIONS SHALL BE PERFORMED UNDER THE OBSERVATION AND APPROVAL OF A REPRESENTATIVE OF THE PROJECT ENGINEER DURING ACTUAL FIELD OPERATIONS AND SHALL CONFORM TO THE RECOMMENDATIONS OF THE ON-SITE GEOTECHNICAL ENGINEER. THE SOils ENGINEER SHALL BE NOTICED AT LEAST 24 HOURS PRIOR TO PERFORMING ANY GRADING WORK.
- STORM DRAIN PIPE SHALL BE PVC, A510-2004, SDR 35, UNLESS OTHERWISE NOTED. STORM DRAIN PIPE SHALL HAVE MANUFACTURED ELBOWS AND FITTINGS, GULCH AND CONNECTED WATERBIGHT AS PER MANUFACTURER'S RECOMMENDATIONS.
- CORRODATED OR FLEXIBLE DRAIN PIPES ARE NOT PERMITTED.
- SEWAGE VENT PIPE SHALL BE PVC, C-100, UNLESS OTHERWISE NOTED. PIPE SHALL HAVE MANUFACTURED ELBOWS AND FITTINGS WITH GASKETS AT THE JENTS, CONNECTED WATERBIGHT AS PER MANUFACTURER'S RECOMMENDATIONS.
- DUST AND MUD CONTROL MEASURES SHALL BE IMPLEMENTED DURING GRADING AND CONSTRUCTION TO ELIMINATE MINIMAL DOWNSTREAM IMPACTS, AND SHALL BE MAINTAINED BY THE CONTRACTOR ON A DAILY BASIS SUFFICIENTLY TO CONTROL AND PREVENT DUST AND MUD ACCUMULATION ON AND OFF-SITE. THE SUBJECT PROPERTY SHALL BE KEPT CLEAN AND FREE OF DUST, GRAVEL, AND OTHER CONSTRUCTION MATERIALS BY DAILY SHEEPING AND WATERING WITH RECLAIMED WATER, IN ACCORDANCE WITH THE REGULATIONS OF THE CITY. MUD MUST BE REMOVED FROM STREETS, SIDEWALKS, AND SIDEWALKS ON A DAILY BASIS. TARPING OR OTHER EFFECTIVE COVERS FOR ON-SITE STOCKPILING OF SOIL AND MATERIALS SHALL BE USED.
- DUST AND MUD CONTROL MEASURES SHALL BE IMPLEMENTED DURING GRADING AND CONSTRUCTION TO ELIMINATE MINIMAL DOWNSTREAM IMPACTS, AND SHALL BE MAINTAINED BY THE CONTRACTOR ON A DAILY BASIS SUFFICIENTLY TO CONTROL AND PREVENT DUST AND MUD ACCUMULATION ON AND OFF-SITE. THE SUBJECT PROPERTY SHALL BE KEPT CLEAN AND FREE OF DUST, GRAVEL, AND OTHER CONSTRUCTION MATERIALS BY DAILY SHEEPING AND WATERING WITH RECLAIMED WATER, IN ACCORDANCE WITH THE REGULATIONS OF THE CITY. MUD MUST BE REMOVED FROM STREETS, SIDEWALKS, AND SIDEWALKS ON A DAILY BASIS. TARPING OR OTHER EFFECTIVE COVERS FOR ON-SITE STOCKPILING OF SOIL AND MATERIALS SHALL BE USED.
- STOCKPILES OF EXCESS FILL MATERIALS SHALL BE MAINTAINED IN A MANNER SO AS DUST MUD OR SILTATION DO NOT CAUSE IRRITATION OR HARM BEYOND LIMITS OF GRADING. SUCH STOCKPILES SHALL NOT BE PERMITTED BETWEEN OCTOBER 1 AND APRIL 1 OF THE YEARLY CALLENDER, UNLESS OTHERWISE APPROVED BY THE CITY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY AND UTILITIES. UTILITIES SHALL BE VERIFIED WITH THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.
- EXISTING BUILDINGS ARE BASED UPON AERIAL RECORDS AND HAVE NOT BEEN FIELD VERIFIED.

CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-321-2600 BEFORE DIGGING.

**URBAN RUNOFF POLLUTION PREVENTION NOTES:**

- STABILIZE ALL DENuded AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND MAY 1.
- REMOVE SPILLS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIALS WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED AREAS AND OTHER MATERIALS SHALL BE TARDED AT THE REQUEST OF THE CITY ENGINEER.
- STORE MATERIALS AND DISPOSAL OF CONSTRUCTION MATERIALS AND WASTES SO AS TO PREVENT THEIR ENTRY INTO THE STORM DRAIN SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, WASTEWATER, SURFACES, PAINT OR OTHER MATERIALS TO ENTER CATCH BASINS OR TO ENTER SITE PAVEMENT.
- USE FILTRATION OR OTHER MEASURES TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- NO CLEANING, FUELING OR MAINTAINING OF VEHICLES OR EQUIPMENT SHALL BE PERMITTED, SO AS TO PREVENT DEBRIS AND MATERIALS FROM ENTERING CATCH BASINS OR SITE RUNOFF.
- USE OF PESTICIDES AND/OR FERTILIZERS SHALL BE APPLIED AND CONTROLLED TO PREVENT POLLUTION RUNOFF.
- EROSION, SEDIMENTATION AND POLLUTION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH TABAG'S BEST MANAGEMENT PRACTICES (BMP), CURRENT EDITION.

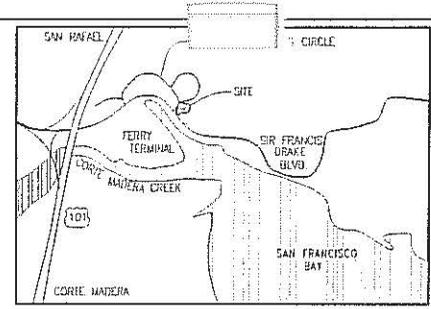
**DUST CONTROL PLAN**

- THE CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES, INCLUDING HOLIDAYS AND WEEKENDS, AS REQUIRED TO ABATE DUST IRRIANTION ON AND ABOUT THE SITE WHICH IS A RESULT OF CONSTRUCTION ACTIVITIES. DUST CONTROL SHALL BE BY MEANS OF SPRINKLERED WATER OR BY OTHER APPROVED METHODS EXCEPT THAT GENSOL, OILS OR SIMILAR POLLUTIVE SHALL NOT BE USED. APPLY NON-TOXIC SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR 10 DAYS OR MORE) WHERE REGULAR WATERING IS NOT EFFECTIVE FOR CONTROL OF DUST.
- QUIPMENTS AND EQUIPMENT FOR DUST CONTROL SHALL BE SUFFICIENT TO EFFECTIVELY PREVENT NUISANCE ON AND ABOUT THE SITE. SPRINKLERING EQUIPMENT SHALL BE ON HAND AT ALL TIMES FOR IMMEDIATE AVAILABILITY.
- THE CITY OF LARKSPUR BUILDING SERVICES DIVISION SHALL HAVE THE AUTHORITY TO ORDER DUST CONTROL WORK, HOWEVER CONDITIONS WARRANT.
- COMPLAINTS FROM THE PUBLIC REPORTED TO THE ENGINEERING DEPARTMENT SHALL BE ACTED ON IMMEDIATELY.
- WHERE EARTHWORK OPERATIONS ARE IN PROGRESS, KEEP EXPOSED EARTH SURFACES DAMPDED CONTINUOUSLY. KEEP DIRT ACCESSWAYS AND ROADS DAMPDED CONTINUOUSLY.
- IF PERIODS OF THE SITE ARE TEMPORARILY INACTIVE OR ABANDONED FOR WHATEVER REASON, PROVIDE DUST CONTROL AND ABATEMENT CONTINUOUSLY DURING SUCH PERIODS OF INACTIVITY.
- WHERE DUST RESULTING FROM CONSTRUCTION ACTIVITIES HAS COLLECTED ON PUBLIC SIDEWALKS AND SIDEWALKS, USE HIGH TRUCK OR WHEEL WASHERS HERE VEHICLES ENTER AND EXIT UNPAVED AREAS ONTO PAVED ROADS.
- USE HIGH TRUCK OR WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT UNPAVED AREAS ONTO PAVED ROADS.
- SLEEP STREETS AT THE END OF THE DAY IN CASES WHERE VISIBLE SOIL/DUST MATERIAL HAS BEEN CARRIED ONTO ADJACENT PUBLIC PAVED ROADS.

**BASIS OF BEARINGS**

THE CALCULATED BEARINGS OF N 25°04'34"E, BETWEEN STANdARD STREET HOUSINGMENTS AT THE ENDS OF THE 300' RADIIUS CURVE ON LARKSPUR LANDING CIRCLE AS SHOWN ON THE "MAP OF LARKSPUR LANDING", RECORDED IN VOLUME 11 OF MAPS AT PAGE 6, MARIN COUNTY RECORDS, HAS BEEN USED AS THE BASIS OF BEARINGS.

# LARKSPUR LANDING HOTEL PRECISE DEVELOPMENT PLAN 2000 LARKSPUR LANDING



VICINITY MAP

**LDSI**  
Lands Development Solutions, Inc.  
1510 Green Ave. Suite 102  
Larkspur, CA 94945  
Tel: (415) 883-8103  
Fax: (415) 927-9093

Drawn	MLT
Designed	MLT
Checked	HPB
Date	01/25/07
Scale	A5 SHOWN

Lands of Sonoma/District No. 1 of Marin County  
**HOTEL PRECISE DEVELOPMENT PLAN**  
Larkspur Landing Hotel  
Larkspur, Marin County, California

DATE	BY	REVISION
01-25-07	MLT	REVISED TO SET DRAINAGE
11-09-06	MLT	REVISED TO SET DRAINAGE
08-18-06	MLT	REVISED TO SET DRAINAGE
06-27-06	MLT	REVISED TO SET DRAINAGE

Prepared Under the Direction of:  
  
BY MICHAEL L. TARDIFF  
REG. EXP. DATE: 06/27/2008

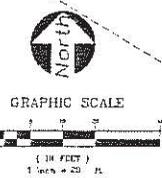
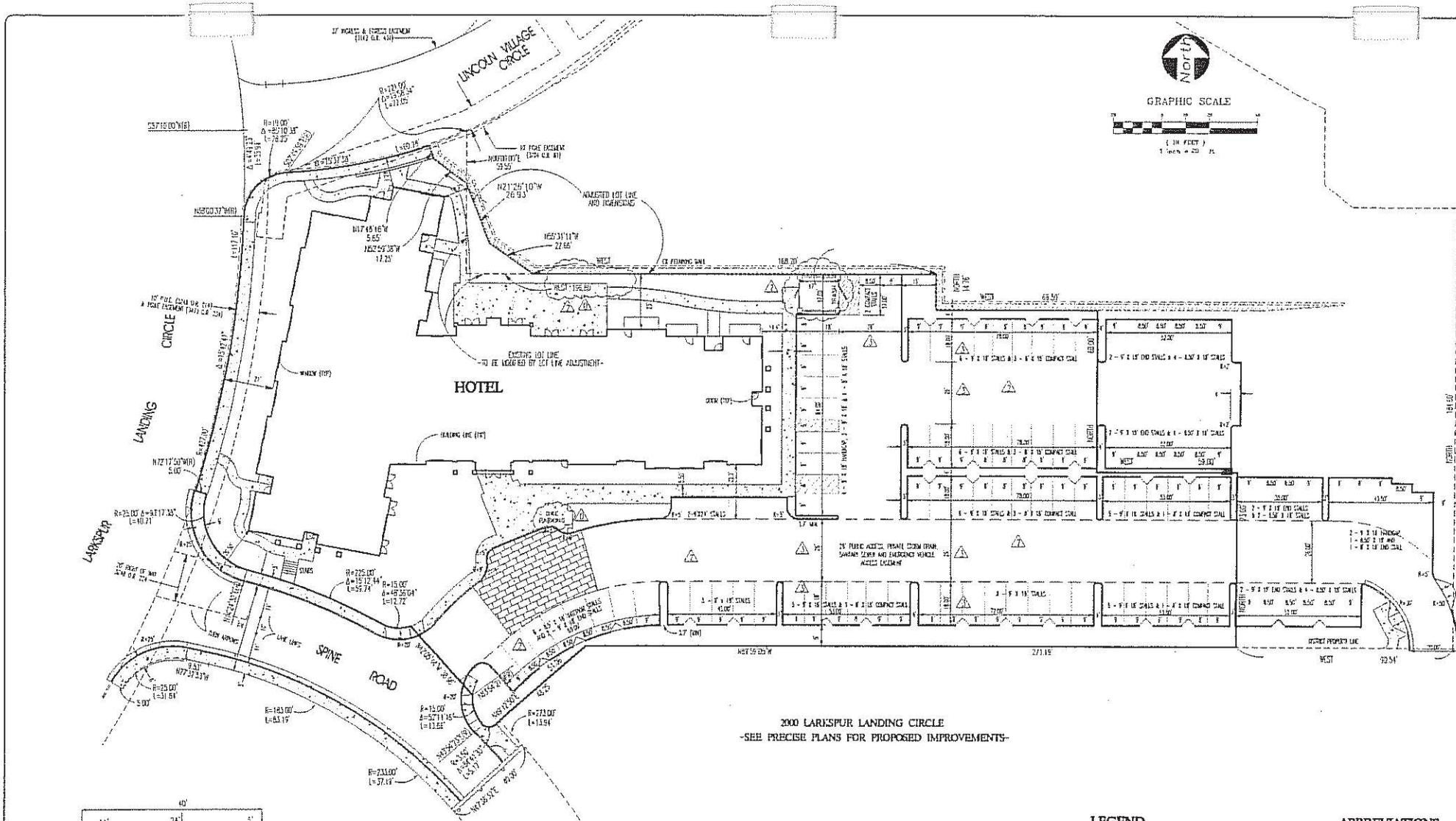
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- C-1 NOTES
- C-2 STREET SECTIONS & DIMENSIONAL PLAN
- C-3 GRADING & DRAINAGE PLAN
- C-4 UTILITY PLAN
- C-5 EROSION CONTROL PLAN
- C-6 HERITAGE TREE REMOVAL PLAN



**NOTES**

Sheet  
**C-1**  
of 6 Sheets  
Job No. 0224-021  
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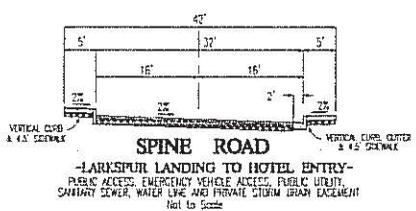
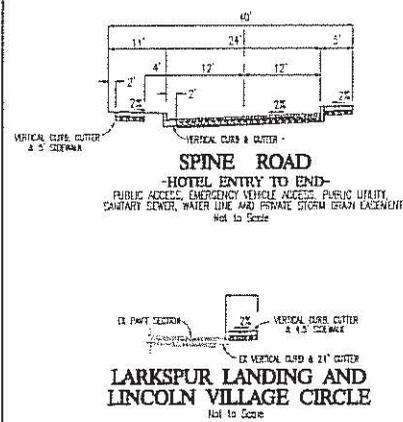


**LDSI**  
 Land Development Solutions, Inc.  
 1915 Oakridge Drive, Suite 102  
 San Francisco, CA 94134  
 Tel: (415) 833-1800  
 Fax: (415) 833-8793

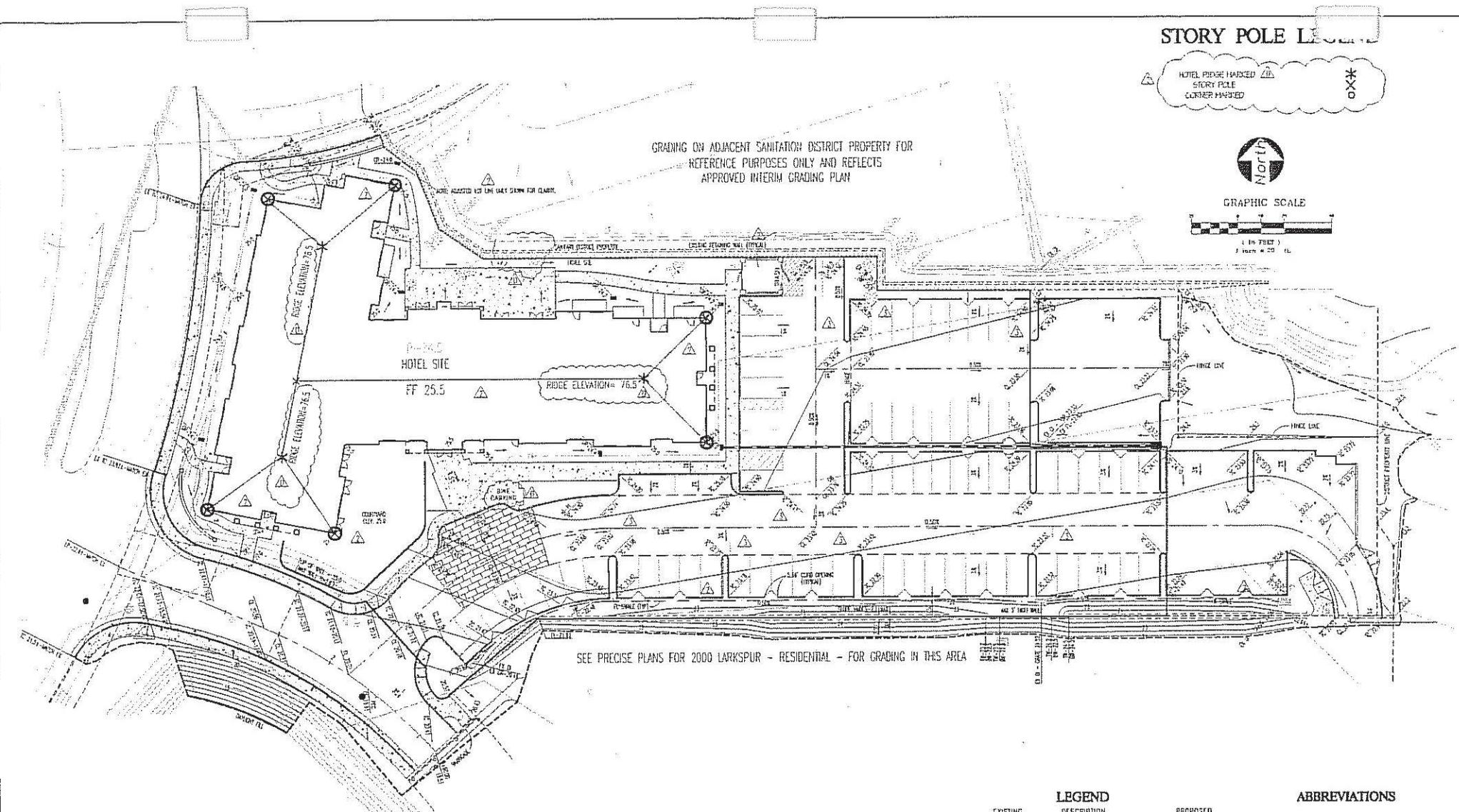
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Designed	MLT
Checked	HFB
Date	01/25/07
Scale	AS SHOWN

Lands of Sanitary District No. 1 of Marin County  
**STREET SECTIONS & DIMENSIONAL PLAN**  
 Larkspur Landing Hotel  
 Larkspur, Marin County, California

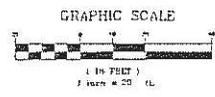
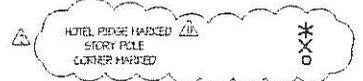
2000 LARKSPUR LANDING CIRCLE  
 --SEE PRECISE PLANS FOR PROPOSED IMPROVEMENTS--



EXISTING	DESCRIPTION	PROPOSED
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	DRIVEWAY	
	RAMP	
	CURB	
	PARKING SPACE	
	UTILITY LINE	
	EASEMENT	
	WALL	
	FENCE	
	GATE	
	SIGN	
	LIGHT FIXTURE	
	TREE	
	BENCH	
	TRASH CAN	
	FIRE HYDRANT	
	FIRE ALARM BOX	
	FIRE EXTINGUISHER	
	FIRE HOSE REEL	
	FIRE ALARM PULL STATION	
	FIRE ALARM CONTROL PANEL	
	FIRE ALARM NOTIFICATION APPLIANCE	
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**STORY POLE LEGEND**



**GRADING & DRAINAGE PLAN**

EXISTING	DESCRIPTION	PROPOSED
---	SEWERAGE TREATMENT PLANT	---
---	PROPERTY LINE	---
---	EXISTING FENCE	---
---	SHARPLY SLOPED LINE (HARDWARE & LATHING)	---
---	CONCRETE CURB (GROUP OF WALLS) (HARDWARE)	---
---	WATER LINE SERVICE (WATER, GAS, OIL, GAS)	---
---	JOINT BRANCH	---
---	SEWER MAINS (GROUP OF AREAS)	---
---	HANDICAP RAMP	---
---	CHAIN LINK FENCE	---
---	DIRECTION OF FLOW	---
---	PAVING IN KEEP	---
---	CONTOUR + ELEVATION	---
---	RETAINING WALL	---
---	TREE DROP LINE	---
---	CURB WALL, CANTILEVER LITE	---
---	SPECIAL PAVEMENT TREATMENT	---
---	COLORLED STAMPED CONCRETE	---

ABBREVIATIONS	
AL	ALPHABETIC CONCRETE
AB	ASPHALT DRIVE
AD	AREA DRAIN
RL	REIN. CURVE
BD	BLIND OFF VALVE ASSEMBLY
GI	GIRTS INLET
GL	GUTTERLINE
GD	GUTTERLINE
GR	GRASS TYPEN
CGC	CONC. CONCRETE
CI	CONCRETE
DR	DRIVEWAY
ED	EDGE OF PAVEMENT
EL	EDGE OF CURVE
EVA	EMERGENCY VEHICLE ACCESS
EA	EXISTING
FG	FACE OF CURB
IF	IF THEN FLOOR FINISH
IR	IRREGULAR
FL	FLOOR LINE
GR	GRATE
GA	GARAGE (UP OR DOWN)
HPT	HOT TOP
FR	FRONT
BY	INVERT ELEVATION
JP	JOB UTILITY SERVICE POLE
CH	CHANGING WATER
LF	LINE FEET
SLD	SLD PT. LOW POINT
HW	HANDICAP
FE3D	FE3D PAD ELEVATION
PAY	PAVEMENT
PVE	PUBLIC ACCESS ELEVATION
PRK	PRIVATE SERVICE (OR ENCUMBER)
PLC	POINT OF CURVE (OR CURVATURE)
PCL	POINT OF CURVATURE
IP	INVERT POLE
WLS	WATER SERVICE (OR ENCUMBER)
PAL	PUBLIC UTILITY ELEVATION
EM	EDGE OF HAY
RS	ROAD GRADE
SD	SCREEN DRAIN
SS	SEWER SERVICE
TC	TOP OF CURB ELEVATION
WHN	WHEN NOT NOTION HALL ELEVATION
WH	WATER MAIN SERVICE

**LDSI**  
 Land Development Solutions, Inc.  
 1910 Grant Ave., Suite 102  
 Novato, CA 94945  
 Tel: (415) 899-0163  
 Fax: (415) 899-0162

Drawn	MLT
Designed	MLT
Checked	HPG
Date	01/25/01
Scale	AS SHOWN

Lands of Sanitary District No. 1 of Marin County  
**GRADING & DRAINAGE PLAN**  
 Larkspur Landing Hotel  
 Larkspur, Marin County, California

NO.	DATE	BY	CHK.	DESCRIPTION
1	12-20-00	MLT	HPG	ISSUED TO CITY ENGINEER
2	12-20-00	MLT	HPG	ISSUED TO STATE ENGINEER
3	12-20-00	MLT	HPG	ISSUED TO CITY ENGINEER
4	12-20-00	MLT	HPG	ISSUED TO STATE ENGINEER

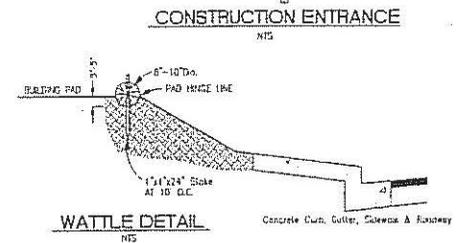
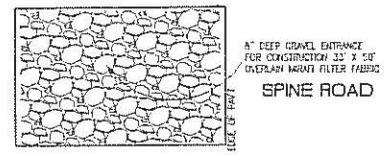
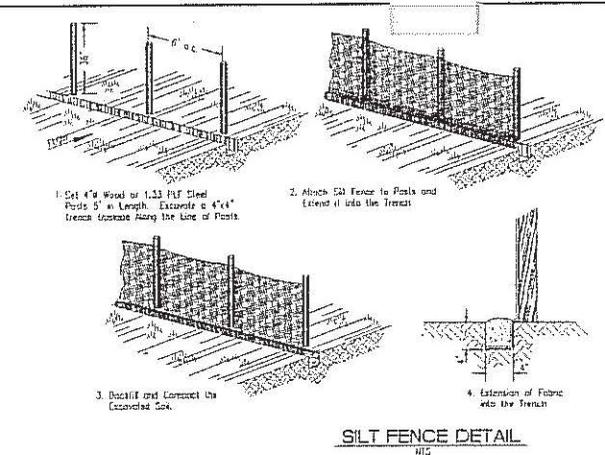
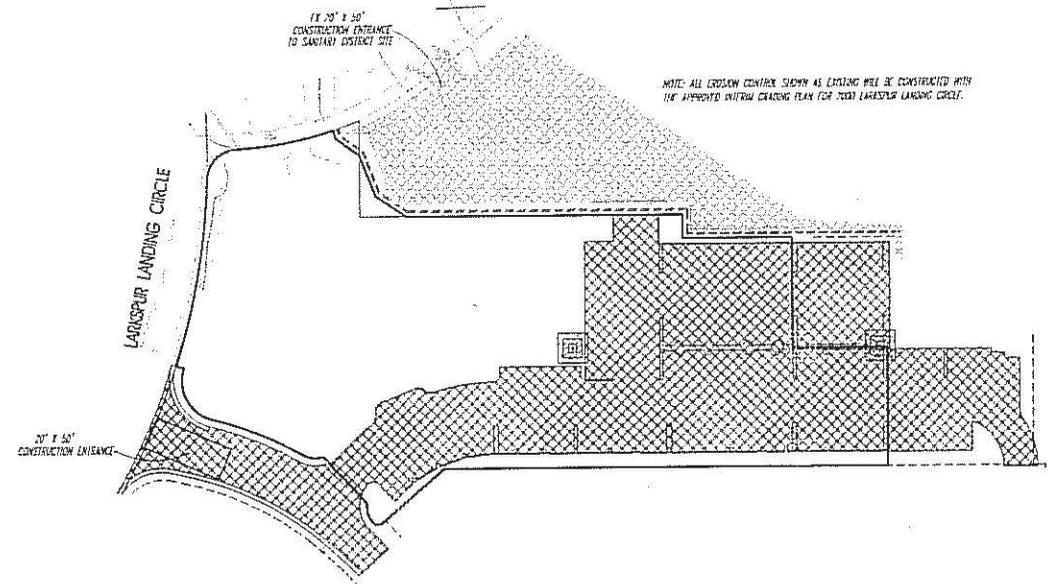


BY: MICHAEL L. TARNOFF  
 REC. NUMBER: 04/27/2001

Sheet  
**C-3**  
 of 6 Sheets  
 Job No: 0224-021  
 File name: 0224-021

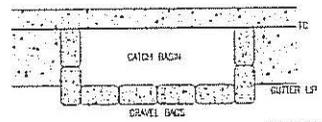


- LEGEND**
- PROPOSED
- GRAVEL BAGS
  - MULTI-SEGMENT TRAP
  - SILT FENCE
  - HATCHED #1 EMBANKMENT & WIDTH OF SITE SETTING
  - WATTLES
  - 18" x 24" HAY BALE
  - STRAW BUNCH & FACKER (2 TONS/ACRE MAX.)



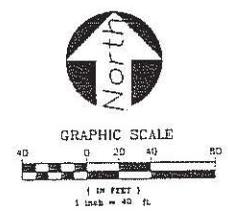
**GENERAL NOTES**

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO OCTOBER 15 AND SHALL BE MAINTAINED BY THE CONTRACTOR IN PROPER WORKING ORDER. THIS PROTECTION SHALL CONSIST OF APPROPRIATE FILTER FENCES, DIVERSION DRENCHES, STRAW BALE DRENCHES, ETC. THESE DEVICES SHALL BE PLACED IN ORDER TO AVOID EROSION AND TO COLLECT SEDIMENT GENERATED BY THE CONSTRUCTION OF THIS PROJECT, EXCEPT FOR PAVED AND LANDSCAPED AREAS ALREADY COMPLETED. ALL GRADED AREAS SHALL BE HATCHED OR COVERED TO PREVENT EROSION OF GULL PATHS. EROSION, SEDIMENTATION AND POLLUTION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CALIFORNIA SWPCWA EROSION AND SEDIMENT CONTROL FIELD MANUAL, CURRENT EDITION AS REQUIRED BY THE ASSOCIATION OF BAY AREA GOVERNMENTS. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ALL YEAR LONG DURING THE REST OF THE WORK.
2. THE CONTRACTOR SHALL PREVENT STORMWATER POLLUTION FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL CONFORM TO THE "BEST MANAGEMENT PRACTICES" TO PREVENT STORMWATER POLLUTION FROM CONSTRUCTION-RELATED ACTIVITIES AS APPROVED BY "BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION".
3. THE CONTRACTOR SHALL MAINTAIN A CLEAN SITE AT ALL TIMES WHICH IS FREE OF DEBRIS, HAZARDOUS WASTES, OR STOCKPILED MATERIAL UNLESS APPROVED BY THE CITY ENGINEER. ALL APPROVED STOCKPILES SHALL BE COVERED AND PROTECTED TO PREVENT STORMWATER POLLUTION.
4. STABILIZE ALL EXPOSED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND AFTER 15.
5. REMOVE SPURS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIAL WHEN RAIN IS FORECAST OR EARTH TRENCHES, STOCKPILED SOILS AND OTHER MATERIALS SHOULD BE COVERED AT THE REQUEST OF THE CITY ENGINEER.
6. STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, BASHWATERS, SLURRIES OR OTHER MATERIALS TO ENTER CATCH BASINS OR TO ENTER SITE DRENCH.
7. DETAIL FILTER BARS INSIDE ALL CATCH BASINS AND MAINTAIN DURING WINTER STORMS.
8. NO CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNED TO CONTAIN AND TRAP RUNOFF.
9. USE OF PESTICIDES AND/OR FERTILIZERS, WHEN APPLIED, SHALL BE CONTROLLED TO PREVENT POLLUTION RUNOFF.
10. ALL AREAS OF EROSION, FILL AND UNGRADED AREAS ESTABLISHED BY THE GRADING OPERATION SHALL BE HATCHED OR AN APPROVED LANDSCAPING/GRASSHATCHED PLANTED AFTER ALL WORK HAS BEEN COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING LABOR AND MATERIAL TO ACCOMPLISH A DENSE COVER FOR EROSION CONTROL.
11. EROSION CONTROL DEVICES WILL BE STOCK PILED ON-SITE FOR EMERGENCY USE.
12. STORM CATCH BASINS AND DRENCHES AT CURB MUST BE UNPLANTED AND DRAINAGE DEVICES TO BE PLACED IN WHITE LETTERS OVER A BLUE STENCILED FORD DRAWING.



NOTE: GRAVEL BAGS TO BE HALF FILLED WITH 1\" TO 1-1/2\" DRAIN ROCK. FOLD REMAINING PORTION OF BAG UNDER GRAVEL BAG AND PLACE FOLDED SIDE DOWN FRONT AGAINST CURB AND ADJACENT GRAVEL BAG.

TEMPORARY SEDIMENT TRAP AT A COMPLETED CATCH BASIN



**EROSION CONTROL PLAN**

**LDSI**  
Landscape Development Solutions, Inc.  
14200 E. 15th Avenue, Suite 102  
Denver, CO 80231  
Tel: (303) 753-8100  
Fax: (303) 753-8100

Drawn: MLT  
Designed: MLT  
Checked: MFS  
Date: 01/25/07  
Scale: AS SHOWN

Lands of Sanitary District No. 1 of Marin County  
**EROSION CONTROL**  
Larkspur Landing Hotel  
Larkspur, Marin County, California

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	01-25-07	ISSUE FOR PERMITS	MLT	MFS
2	01-25-07	ISSUE FOR PERMITS	MLT	MFS
3	01-25-07	ISSUE FOR PERMITS	MLT	MFS
4	01-25-07	ISSUE FOR PERMITS	MLT	MFS
5	01-25-07	ISSUE FOR PERMITS	MLT	MFS
6	01-25-07	ISSUE FOR PERMITS	MLT	MFS
7	01-25-07	ISSUE FOR PERMITS	MLT	MFS

Prepared Under the Direction of:  
  
BY MICHAEL L. TARNOFF  
CHK. ENGINEER: MFS/MLT

Sheet **C-5**  
of 6 Sheets  
Job No. 0224-021  
File name: 0224-021

Tree to be Removed   
 Tree Recommended for Removal in alternate reports

KEY	TREE LEGEND
+	TREE TRUNK
SB4	TREE NUMBER
H	HERITAGE TREE



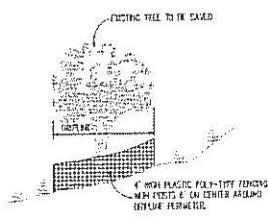
**NOTES:**

1. THE PLAN SHOWS FINAL GRADES FOLLOWING COMPLETION OF SANITARY DISTRICT NO. 10 REMEDIATION ACTIVITIES. GRADE MAY VARY FROM THAT INDICATED BY THIS ENGINEERING CONSULTANT.
2. TREE INFORMATION PROVIDED BY BARTH CONSULTING CONSULTANTS, INC.
3. TREE TAG NUMBERS REFER TO TAG NUMBERS SHOWN IN TREE ASSESSMENT REPORT FOR 2009 LARKSPUR LANDING CIRCLE, LARKSPUR, CALIFORNIA PROVIDED BY BARTH CONSULTING CONSULTANTS, INC. DATED FEBRUARY 22, 2009, UPDATED AND REVISED APRIL 6, 2009 AND MARCH 12, 2009.
4. TREE TAG NO. 2223 HAS BEEN REMOVED BY LANDOWNER PARTY.

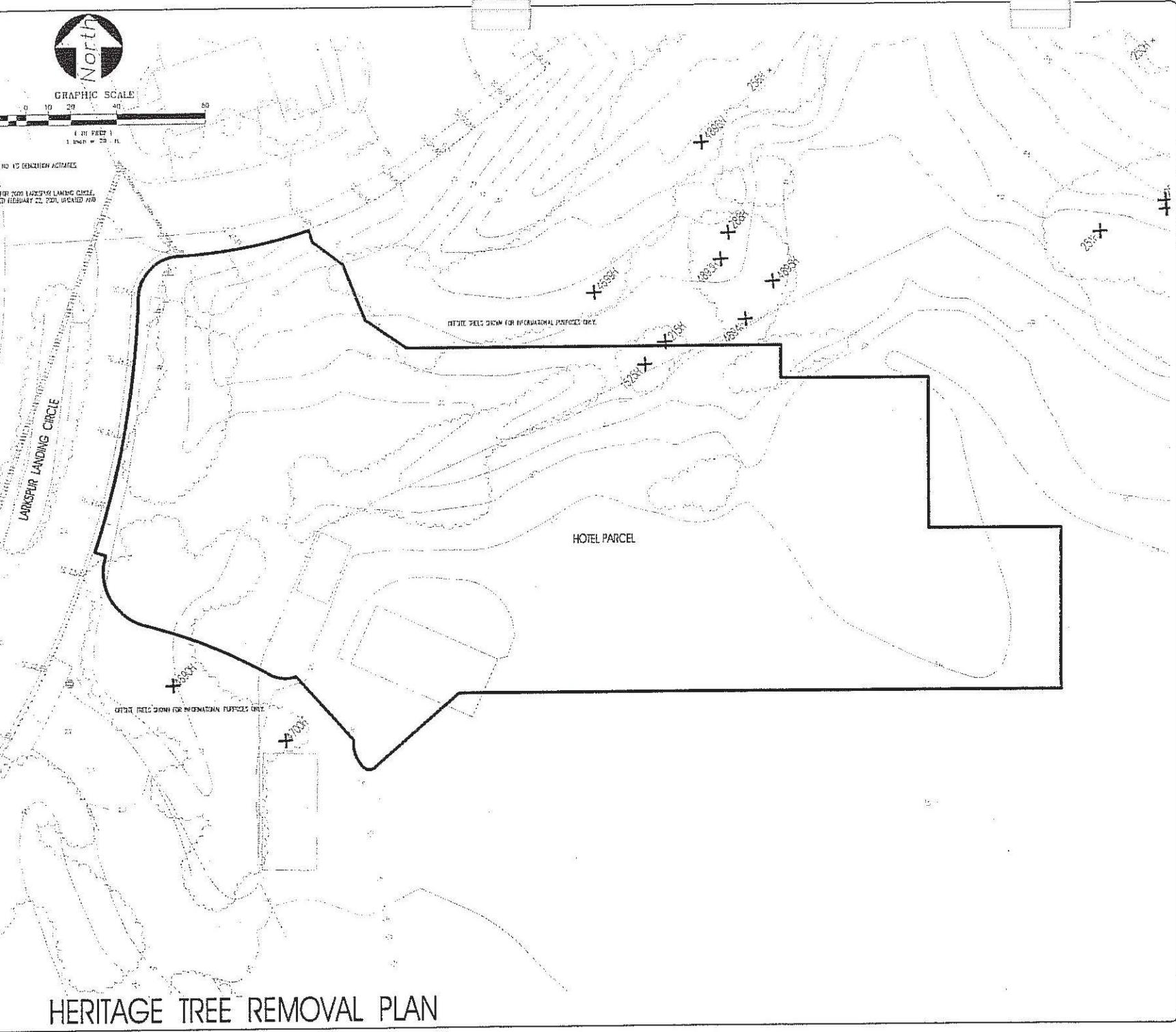
Consolidated 2009 Larkspur Landing Circle Herbaceous Data (2011/2012)

No.	Tag No.	Species	TO BE REMOVED	SIZE	PROTECTION AND REPLACEMENT NOTES
1	2223	comp. low shr.	YES	20 FT	

5. TOTAL OF 1 ON-SITE HERITAGE TREES TO BE REMOVED.
6. TREE PROTECTION TO BE PROVIDED AT TREES REMOVED WITHIN GRADING LIMITS AND AT DANGER OF COLLISION.



TREE PROTECTION DETAIL  
NOT TO SCALE



# HERITAGE TREE REMOVAL PLAN

**LDSI**  
 Land Development Solutions, Inc.  
 1510 Lopez Ave. Suite 102  
 San Jose, CA 95128  
 Tel: (415) 633-8163  
 Fax: (415) 633-9939

Drawn	M.T.
Designed	M.T.
Checked	M.P.S.
Date	01/25/07
Scale	AS SHOWN

Lands of Sanitary District No. 1 of Marin County  
**HERITAGE TREE REMOVAL PLAN**  
 Larkspur Landing Hotel  
 Larkspur, Marin County, California

NO.	DATE	BY	REVISION
1	11-28-06	M.T.	ISSUE TO CITY COUNCIL
2	11-29-06	M.T.	REVISED PER CITY STAFF
3	12-13-06	M.T.	APPROVED BY CITY COUNCIL
4	01-23-07	M.T.	ISSUE TO CITY COUNCIL
5	01-23-07	M.P.S.	PERMITS

Prepared Under the Direction of  
  
 BY MICHAEL L. TARNOFF  
 REG. ENGINEER 01/20/2007

Sheet   
**C-6**  
 of 6 Sheets  
 Job No. 0224-021  
 File Name: 0224-021.dwg

ORDINANCE NO. 954  
EXHIBIT C

PRECISE DEVELOPMENT PLAN AND DESIGN REVIEW  
FOR THE HOTEL COMPONENT OF THE 2000 LARKSPUR LANDING  
CIRCLE MIXED-USE DEVELOPMENT PROJECT  
FINDINGS, DEVELOPMENT STANDARDS AND CONDITIONS OF  
APPROVAL

FINDINGS

Precise Development Plan

1. That the Precise Development Plan for the hotel component of the 2000 Larkspur Landing Circle Project is in conformance with the General Plan of the City. The Precise Development Plan for the hotel component of the Project is substantially in conformance with the Preliminary Development Plan, Ordinance No. 948, and the proposed amendments to Ordinance 948 contained herein. A detailed discussion of General Plan conformance is provided in detail in the record, including the Planning Commission Staff Report dated July 19, 2005.
2. That the Precise Development Plan for the hotel component of the 2000 Larkspur Landing Circle Project is found to be in conformance with the Preliminary Development Plan for 2000 Larkspur Landing Circle Project. The Precise Development Plan for the hotel component of the 2000 Larkspur Landing Circle Project is found to be in substantial conformance with the Preliminary Development Plan, Ordinance No. 948, and the proposed amendments to Ordinance 948 contained herein. A detailed discussion of conformance is provided in detail in the record, including the Planning Commission Staff Report dated March 13, 2007.
3. That the proposed P-D district, or a given phase thereof, can be substantially completed within four years of the establishment of the P-D district. The applicants have indicated a desire to proceed with the project upon receiving entitlements from the City. All elements of the project could be completed within four years.
4. That each individual phase of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not adequately be achieved under other zoning districts. As demonstrated by this application, the hotel component of the Project can exist as a separate unit capable of creating an environment of sustained desirability and stability.
5. That the streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the P-D districts. The traffic analysis prepared for the project by Dowling Associates, Inc. (dated November 20, 2003 and updated in an Addendum letter dated April 29, 2004), is still applicable and valid for the hotel component of the Project. It should be noted that the traffic analysis anticipated a 100-room hotel, even though the Precise Development Plan was revised to include an 80-room hotel. The analysis concluded that the project would not cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system, and would not result in a project-specific traffic impact.

6. **That the area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed hotel development.** The subject hotel component of the Project is still an infill site, surrounded by properties that are either developed, are under construction, or a part of the same Preliminary Development Plan area. Therefore, it is not anticipated that the surrounding properties will be subject to rezoning. The redesigned project proposal provides additional open space and buffering between the hotel and residential uses, thereby avoiding potential impacts, and allowing the two uses to co-exist on the project site.
7. **That existing or proposed utility services are adequate for the population densities proposed.** The project has not been significantly altered from the Preliminary Development Plan such that the utility companies should not be able to adequately serve the proposed development.

#### Design Review

1. **Criteria. The proposed structure or alteration is substantially in conformance with LMC 18.64.050, Criteria for Approval of Applications.** The proposed development has been reviewed with regard to the criteria for approval listed in Section 18.64.050 and found to be consistent. As discussed in detail in the Staff Report to the Planning Commission dated March 13, 2007, the proposed site plan, building elevations and landscape plan reflect an attractively designed project that will blend with the surrounding development as well as its natural setting.
2. **Compatibility with Neighbors. The height, elevations, and placement of the site of the proposed structure or addition are consistent with the prevailing neighborhood architectural character and scale and with the existing pattern of development in the neighborhood and/or commercial area. Further, the proposed structure or addition avoids significant and unreasonable loss or interference with privacy, light, solar access, and prominent scenic views (i.e. views of hillsides, Mt. Tamalpais, and San Francisco Bay from primary living areas.)** Great care has been taken to ensure that the project will maintain views both on- and off-site. The hotel has been placed on the site to preserve views of Mt. Tamalpais from Tubb Lake and Miwok Park, while orienting rooms to take advantage of spectacular views towards Mt. Tamalpais, San Francisco Bay and the ferry terminal, and surrounding hillsides.
3. **Bulk. The orientation and scale of the proposed structure or addition in relation to the immediate neighborhood minimizes the perception of excessive bulk. The proposed structure or addition employs architectural features and details, which minimize, rather than accentuate, the prominence of the structure.** The building has been designed to sit into the terrain to minimize appearances of mass and bulk. The use of a variety of colors and finishes as well as building fenestrations and design details will avoid large unbroken architectural planes.
4. **Overall Design. Architectural features of multiple structures, additions, or design elements combine together in an attractive and visually cohesive manner. Further, the overall composition of the proposed structure is compatible with and complements the historic, architectural, and/or aesthetic character of the neighborhood or commercial area. These considerations include, but are not limited to, the structure's architectural style, size and design quality, use of building materials, and similar elements (e.g., relative to residential development, garage location, garage doors, (number and size), window styles, front porches or entry stoops).** The project design reflects architectural styles found in Larkspur and approved for the adjacent residential development, providing a modern interpretation of the historical arts and crafts styles. The proposed design incorporates authentic building elements such as large eave overhangs, truss supports, trellises, bay windows and stone columns. Exterior finishes for the hotel building include a mix of materials including stone veneer, plaster and vertical board and siding.

5. **Other Plans and Regulations.** The project is consistent with any applicable specific area, or precise plans and conforms to the standards and regulations of all applicable provisions of the Larkspur Municipal Code. The Design Review to link this building to the site's history of brick application has been found to be consistent with the Preliminary Development Plan and Precise Development Plan for the 2000 Larkspur Landing Circle Project. The project has been reviewed for consistency with the Larkspur Municipal Code, and with the granting of exceptions as described in detail in the Planning Commission Staff Reports dated July 19, 2005 and March 13, 2007, the project is consistent with the provisions of the Larkspur Municipal Code, including the Zoning Ordinance. A detailed discussion of General Plan conformance is provided in detail in the public record for this project, including the Planning Commission Staff Report dated July 19, 2005.
6. **Public Health, Safety and Welfare.** For multi-unit residential, mixed-use or nonresidential projects, the location, size, design, and characteristics of the proposed structure(s) are compatible with and will not be detrimental to the public health, safety and welfare of the persons residing in or working in the proposed structures or in developments adjacent to the proposed project. This includes the layout of the structures, parking, circulation, pathways, landscaping, and other amenities proposed for the site. The project has been designed to promote the health, safety and welfare of the project employees as well as those visiting the site. The hotel has been oriented to maximize views from individual rooms of Mount Tamalpais, Corte Madera Creek, the hills surrounding Miwok Park, and ferry activity at the Golden Gate ferry terminal. In addition, the proposed development includes a swimming pool and spa as well as outdoor terrace areas.

#### Design Review

7. **Criteria.** The proposed structure or alteration is substantially in conformance with LMC 18.64.050, **Criteria for Approval of Applications.** The proposed development has been reviewed with regard to the criteria for approval listed in Section 18.64.050 and found to be consistent. As discussed in detail in the Staff Report to the Planning Commission dated March 13, 2007, the proposed site plan, building elevations and landscape plan reflect an attractively designed project that will blend with the surrounding development as well as its natural setting.

#### **DEVELOPMENT STANDARDS**

(Note: The following development standards are revised from the Preliminary Development Plan, Ordinance No. 948, to reflect the Amended Preliminary Development Plan, the Precise Development Plan, and Design Review for the hotel component of the 2000 Larkspur Landing Circle Project.)

##### **1. Purpose of P-D District**

- a. To provide an attractive entryway at the eastern gateway to the City.
- b. To protect environmental resources by clustering development.
- c. To promote the Larkspur economy by creating a quality hotel.

##### **2. Regulations Established**

For purposes of complying with section 18.55.020 (3) of the Zoning Ordinance, the commercial uses proposed for 2000 Larkspur Landing Circle Preliminary Development Plan are deemed to be most similar to the C-2, Commercial District for the hotel portion of the development. Except as otherwise specified herein, the regulations applicable to properties zoned C-2, Commercial District, as listed in Chapter 18.48 of the City of Larkspur Municipal Code shall apply to the hotel component of the 2000 Larkspur Landing Circle Project.

3. **Permitted Uses.** The following uses are permitted in the Precise Development Plan area for the hotel component of the 2000 Larkspur Landing Circle Project:
  - a. 100-room, four-story, approximately 64,001-square-foot hotel with swimming pool and spa.
4. **Building Height Limit.** An exception to allow the hotel structure to a height of 51 feet.
5. **Floor Area Ratio.** A floor area ratio not to exceed 1.0 for the hotel portion of the project.
6. **Setbacks.** Setbacks shall be as shown on Project Plan Sheet A1.01 Site Plan.
7. **Signs.** An exception to allow a wall sign that is located 8'6" out from the exterior wall of the structure to which it is attached. An exception to allow a directional sign that includes the word hotel and the company logo. Signs for the hotel development are approved as shown on the plans for the Scope of Approval pursuant to the conditions listed herein.
8. **Off-Street Parking Spaces.** 76 parking spaces shall be provided on the hotel site and 26 spaces shall be provided on the adjacent Sanitary District parcel, subject to a recorded Shared Parking Easement Agreement. Parking shall be provided in accordance with Chapter 18.56 of the City of Larkspur Municipal Code. An exception to allow three (3) less parking space than required for a 100-room hotel.
9. **Conditions of Approval.** The following conditions of approval shall be applied to the Precise Development Plan and Design Review for the hotel portion of the property at 2000 Larkspur Landing Circle:

A. Scope of Approval.

1. Project Plans. Approval is based on the plans entitled "Larkspur Landing Hotel" Sheets A0.00 through A3.06, SL-1, L 1.0 through L4.0, and A1.01A and A1.01B (Alternate Site Entry) prepared by Patri Merker Architects, Smith & Smith Landscape Architects and Environmental Planners, and Royston, Hanamoto, Alley and Abbey, Landscape Architects and Planners dated January 24, 2007, and stamped received February 5, 2007. Conceptual approval is granted to Sheets C-1 through C-6, prepared by Land Development Solutions, Inc. dated January 25, 2007. Prior to issuance of a final grading plan or building permit, the applicant must receive final approval of engineering drawings (Sheets C-1 through C-6). At a minimum, plans shall be revised to include the following:
  - a. Concrete paving shall be provided within and in front of the trash enclosures.
  - b. All pathways and accesses (e.g., sidewalks to buildings, entry portico, and parking spaces) shall be designed and installed to meet ADA standards as determined by the Department of Public Works and the Building Official.
  - c. Detail, including civil engineer calculations, of how treatment of storm water runoff, at the rainfall intensity level specified by Regional Water Quality Control Board, will be met.
  - d. An interim drainage system at the southeast corner of the hotel site.
  - e. Consistency between all plan sheets; for example, Sheet A.1.01 indicates a low wall between the Sanitary District parking area and the Sanitary District building site, however, no wall is shown on the civil engineering sheets and Section D does not extend to the sidewalk or wall on the east side.
  - f. Dimensions of the triangular islands in the parking area, including clarification of whether the dimensions are from the back of curb or face of curb.

- g. On Sheet C-3, the wall is proposed, not existing.
- h. Sections of the proposed drainage swale.
- i. Delineation of the pedestrian access to the Sanitary District building site and the Miwok Park expansion area.
- j. Soils engineer statement and signature on plans that the grades shown will not be affected by site settlement.
- k. Storm drain calculations for a comprehensive drainage system.

2. Plan Modifications.

- a. Building modifications shall be governed by the C-2 District standards as they relate to setbacks, accessory buildings, height, and parking. The Planning Director shall have the authority to grant minor modifications to a Precise Development Plan not to exceed ten percent (10%) of the number or area currently shown on the Precise Plan and proposed for modification, limited to percentage of lot coverage, floor area ratio, usable outdoor area requirements, landscaping, and façade changes. The intent of this provision is to allow for minor changes in the site plan as construction drawings are finalized and to allow for possible future additions/modifications to the buildings once they are constructed and occupied. Further, once constructed, facade modifications proposed by the property owner, that do not impact the Development Standards, are subject to Zoning Administrator approval. The management company shall also approve future additions/modifications to the site.
  - b. Other modifications from the Development Standards may be permitted, subject to the approval of a Variance as allowed by Chapter 18.72 of the City of Larkspur Municipal Code.
  - c. Major modifications to the Precise Development Plan shall be made in accordance with the procedures set forth in City of Larkspur Municipal Code Section 18.55.140, Modification.
3. List of Conditions. All of the project conditions of approval shall be listed on the cover sheet of the construction plans.
4. Fireplaces. All fireplaces within the development, whether indoor or outdoor, shall be gas fireplaces.
5. Tentative and Final Maps. Prior to issuance of a building permit, the applicant shall file with the County Recorder's Office an approved Final Map, consistent with a Tentative Map approval, creating the individual hotel lot. Conditions applicable to the Tentative Map may be applied as building permit conditions of approval.
6. Solar Technology. Solar technology shall be installed for the swimming pool and spa.
7. At the time of building permit submittal, project applicant shall demonstrate that efforts have been made to meet, at a minimum, a LEED certification at the LEED Certified level (the lowest of the four LEED certification levels for commercial buildings).

B. Utilities.

- 1. All utilities shall be placed underground.
- 2. The project site shall obtain a sewer connection permit and connect to the public sewer.

3. Surface and subsurface drainage flows shall not be combined, but shall be carried in separate drainage facilities.

C. Biological/Landscaping.

1. Proposed off-site wall and landscaping shall be installed prior to issuance of a building permit for the hotel. On-site Landscaping shall be installed pursuant to Project Plan Sheets SL-1 and L-1.0 thru 4.0 prior to issuance of an occupancy permit/final inspection.
2. Landscaping shall be reviewed and approved by Marin Municipal Water District prior to issuance of a building permit; any substantial changes to the landscape plan based on MMWD's review shall require review and approval by the Planning Commission. As required by the Preliminary Development Plan, the landscape plan provides appropriately defensible space around each structure and avoids all potentially combustible landscaping, such as Scotch broom or Eucalyptus species, within 30 feet of structures, and shall avoid planting pine or Eucalyptus species in locations that could result in deposition of needles or leaves on building roofs.

D. Hazards.

1. Plans submitted for Precise Development Plan have been approved by the Fire Marshall relative to the accessibility of all roof areas in case of fire. The Fire Marshall shall approve any changes to the roof plans.
2. Prior to issuance of a building permit, applicant shall submit plans for review and approval by the Fire Department and shall install to the satisfaction of the Fire Marshall, including but not limited to the following safety features: (1) a fire sprinkler system throughout the building; (2) an interior standpipe/hose connection system per code and Fire Department requirements; (3) smoke and heat detectors throughout the building per all applicable codes; (4) exterior fire equipment located per the direction of the Fire Marshall; (5) Fire Department override systems for the elevators per all applicable codes; (6) a Fire Department internal telephone com line system adjacent to the main elevator hoist way system; and (7) operable windows inside guest rooms above the second floor shall have safety guards intended to prevent accidental falls. Further, all built in fire protection equipment shall be monitored by a qualified receiving station for emergency and tampering.

E. Transportation.

1. The applicant shall fully execute a Shared Parking Easement Agreement with the adjacent Sanitary District parcel to the satisfaction of the City Engineer and the Planning Director. The Shared Parking Easement Agreement shall be recorded against both the hotel property and the Sanitary District property prior to issuance of a building permit.
2. Off-site improvements for the entry road (Spine Road) up to the entrance to the hotel parking shall be completed prior to final inspection or issuance of an occupancy permit for the hotel.
2. All parking shall be designed and built to meet or exceed City standards.
3. Bike racks shall be installed as shown on Project Plan Sheet A1-01 Site Plan and the design shall be approved by the Director of Public Works prior to issuance of a building permit.

**10. Mitigation Measures based on the Mitigated Negative Declaration that shall be incorporated as conditions of the Precise Development Plan approval.** The following conditions are incorporated as conditions of the Precise Development Plan:

A. Aesthetics.

1. Exterior lighting from sources greater than 40 watts shall be shielded such that there is no output above a horizontal line parallel to the ground; the exterior light levels shall be 0.2 foot-candles at the dimmest locations of parking lots and no more than 4-5 foot-candles at the brightest locations on each site; and light spill across property lines shall be no more than 0.1 foot-candles and no direct light source shall be visible at the property line. The project sponsor shall submit a detailed outdoor lighting plan, including computer calculations substantiating dimmest and brightest outdoor light levels at property lines, and including fixture data sheets to substantiate shielding. The lighting plan, prepared by a professional lighting consultant, shall be submitted to the City for review and approval by the Planning and Building Departments prior to issuance of a building permit.

B. Air Quality.

1. The project sponsor shall employ the following measures to reduce the quantity of dust generated during demolition of existing structures and construction of new structures:
  - a. Water to control dust generation during demolition of structures and break-up of pavement and at least twice daily during construction.
  - b. Use dust-proof chutes to load debris into trucks whenever feasible.
  - c. Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
  - d. Cover all trucks hauling demolition debris, soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
  - e. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
  - f. Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
  - g. Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
  - h. Hydro-seed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more.)
  - i. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)
  - j. Limit traffic speeds on unpaved areas to 15 mph.
  - k. Install sandbags or other erosion control measures to prevent silt run-off to public roadways.
  - l. Replant vegetation in disturbed areas as quickly as possible.
  - m. Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
2. The project sponsor or prime contractor shall designate in the construction contract, a person at the superintendent level or higher to be the dust-control coordinator, subject to approval of the Planning Director, and shall provide this person's telephone number to the Remillard Cottage Children's Daycare Center personnel and surrounding homeowner's associations, and post this information on-site, in the nearby parks, commercial and office buildings and

apartment buildings. This person shall respond to complaints within 24 hours or less and have the authority to take corrective action.

3. Areas to be disturbed within 100 feet of the Remillard Cottage Children's Daycare Center and nearby residences shall be presoaked using sprinklers for 48 hours before commencement of excavation or grading activities and overnight each day during the period of excavation and earthmoving. The dust-control coordinator shall be responsible for ensuring that the required presoaking occurs.

#### C. Cultural Resources.

1. If any archaeological, historical, or paleontological materials are uncovered, discovered, or otherwise detected or observed during project grading and construction operations, work shall cease immediately and a qualified archaeologist shall be brought to the site for an assessment of the resources. The archaeologist shall coordinate with the City of Larkspur Planning Department to determine appropriate mitigation pursuant to the project's Mitigated Negative Declaration and Section 15064.5 (c ) of the CEQA Guidelines. Such measures may include avoidance, removal, and preservation, and/or recordation in accordance with accepted professional archaeological practice.
2. In the event human remains are encountered during drilling activities, drilling at that location shall stop and the Marin County Coroner shall be notified (as required by California Health and Safety Code). In the event that the human remains are believed to be those of a Native American, the Most Likely Descendent will be identified, who will formulate an appropriate treatment plan in consultation with the archaeologist (as required by California Public Resources Code Section 5097.98). An appropriate treatment plan is expected to include removal of the remains with scientific recording and study, and timely return of the remains to the Most Likely Descendent for final reinterment.

#### D. Geology.

1. The project sponsor shall prepare and submit to the City Engineer for review and approval a Final Geotechnical Investigation Report for the proposed project buildings prior to or at the same time as building plans are submitted for building permit review and shall demonstrate compliance with all findings and recommendations in the Treadwell and Rollo preliminary geotechnical reports dated March 29, 1999, March 30, 2000, and October 9, 2003, unless these recommendations are expressly superseded in the Final Geotechnical Investigation Report. Prior to issuance of occupancy permits, a statement from the geotechnical engineer shall be provided verifying that the recommendations of all approved geotechnical reports have been completed.

#### E. Hazards.

1. Prior to issuance of a building permit, the project sponsor shall prepare plans that include fire suppression systems such as sprinklering of the building proposed on the project site, subject to the review and approval of the Fire Marshall.
2. Prior to issuance of grading permits associated with placement of imported fill, the project sponsor shall provide certification to the City that the imported fill has been tested and found to contain no California Code of Regulations Title 17 hazardous substances in concentrations exceeding San Francisco Bay RWQCB Environmental Screening Levels, or US Environmental Protection Agency, Region IX Preliminary Remediation Goals for residential sites.

## F. Water Quality.

1. The project sponsor shall prepare and implement a Construction Stormwater Pollution Prevention Plan (SWPPP) including Best Management Practices (BMPs) to minimize the discharge of sediment and other pollutants during the construction phase of the project. The exact locations, extent, nature, and details of the BMPs shall be worked out in consultation with, and subject to review and approval of, the City Engineer prior to the issuance of grading permits. BMPs shall include but not be limited to:
  - a. Project sponsor shall require that daily watering for dust control, soil stabilization controls, and perimeter silt fences be employed. Erosion control practices must be specified for the fill placement and compaction phase of the project. End-of-pipe sediment control measures (e.g., basins and traps) shall be used only as secondary measures. If, following the placement and compaction of fill, hydroseeding is selected as the primary soil stabilization method, then all areas shall be seeded by September 1 and irrigated as necessary to ensure that adequate root development has occurred prior to October 1.
  - b. Project sponsor shall require that site drainage shall be prevented from contacting stored construction materials, equipment, and maintenance supplies (i.e., fuels, lubricants, paints, solvents, and adhesives), as well as waste construction materials and supplies, through the use of elevated platforms or berms or other diversion structures. Supply and waste storage areas shall be located at least 50 feet from drainage facilities and watercourses and shall not be located in any area prone to flooding.
  - c. Project sponsor shall require that material and waste storage areas are protected from rainfall.
  - d. Site supervisors shall conduct weekly on-site meetings to discuss pollution prevention. All construction personnel shall be required to attend such meetings.
  - e. Project sponsor shall require that vehicle and equipment wash-down facilities be employed prior to exiting the site. These facilities shall be accessible and functional during both dry and wet conditions.
  - f. The Construction SWPPP shall be maintained on-site and made available to Regional Water Quality Control Board staff upon request.
2. The project sponsor shall prepare a Stormwater Management Plan (SWMP) specifying Best Management Practice to minimize impacts to surface water quality during the operational lifetime of the project. The sponsor shall incorporate as many concepts as practicable from *Start at the Source, Design Guidance Manual for Stormwater Quality Protection*. The exact locations, extent, nature, and details of the BMPs shall be worked out in consultation with, and subject to review and approval of, the City Engineer prior to the issuance of grading permits. Measures shall include but not be limited to:
  - a. Weekly street sweeping.
  - b. Implementing a Pesticide Management Program, including:
    - i. Properly identifying pests in order to select appropriate control.
    - ii. Not injuring non-target species.
    - iii. Not disposing of waste pesticides on site.
    - iv. Applying only the needed amount of pesticide.
  - c. Marking storm drain inlets "Drains to Bay".
  - d. Distributing pollution prevention educational materials to occupants of the completed project.

- e. Using an in-line vortex device to remove debris, floatables, and sediment from storm drain flows not filtered through the bioswale.

The final design of project hydrologic features shall include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development. The SWMP shall describe how funding for long-term maintenance of the swale and vortex treatment device will be accomplished.

3. All parking lot and building pad elevations shall be designed and constructed to be above 6.4 feet NGVD. In addition, the site drainage plan shall provide detailed plans for modification of the inlet structure to the 36-inch culvert crossing under East Sir Francis Drake Boulevard. The modified structure shall be designed to maximize the inlet efficiency and be designed in compliance with all requirements of the City of Larkspur Public Works Department and approved by the Director of Public Works.

#### G. Noise.

1. The project sponsor shall include in construction contracts a requirement that the construction contractor comply with the City Noise Ordinance limitations on hours of construction (Monday through Friday 7 a.m. to 6 p.m., Saturday, Sunday and legal holidays 9 a.m. to 5 p.m.), and with requirements to install intake and exhaust mufflers on construction equipment and install acoustical shields or shrouds on pavement breakers and jackhammers.
2. Portable generators shall be placed on the site as far as possible from the Remillard Cottage Children's Daycare Center and residences (at a minimum, far enough away to maintain an indoor noise level not to exceed 45 dBA and an outdoor noise level not to exceed 60 dBA), and the contractor shall be required to obtain line power within 4 weeks of initial use of a portable generator near these uses.
3. Noise insulation features shall be incorporated in the design of the proposed development pursuant to the 10 May 2006 Environmental Noise Assessment prepared by Charles M. Salter Associates, Inc. A written report from the qualified noise consultant shall be provided verifying that, the construction plans are consistent with his recommendations and the Mitigated Negative Declaration for the 2000 Larkspur Landing Circle Project, such that the activities at the traffic noise and Sanitary District facility will not cause the interior noise level standards (Goal 11 and Title 24) at the proposed hotel to be exceeded.

#### H. Transportation.

1. Prior to issuance of a building permit, the project sponsor shall contribute traffic impact fees as part of the Circulation Assessment Permit, which would, in turn, provide a portion of the funds for planned improvements along Sir Francis Drake Boulevard and East Sir Francis Drake Boulevard.