

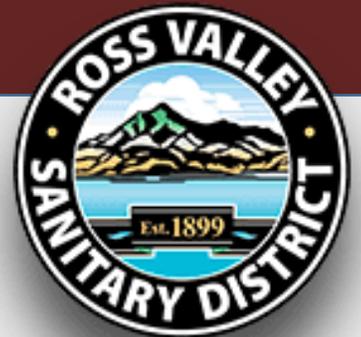
Informational Presentation: Larkspur Landing Circle Land Use Entitlements and Larkspur General Plan 2040



Presented to Ross Valley Sanitary District

December 3, 2020

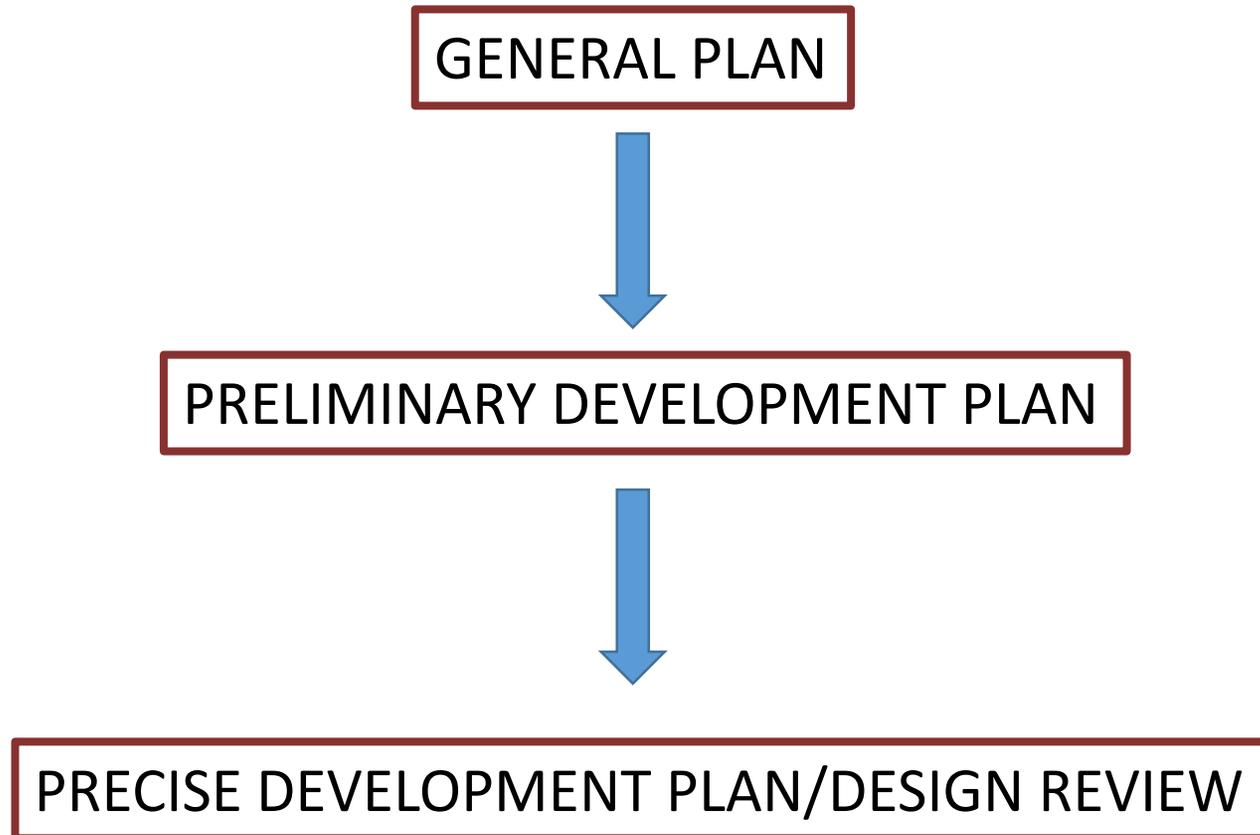
RF Ragghianti|Freitas LLP



Larkspur Landing Site Overview



Larkspur Planning Hierarchy

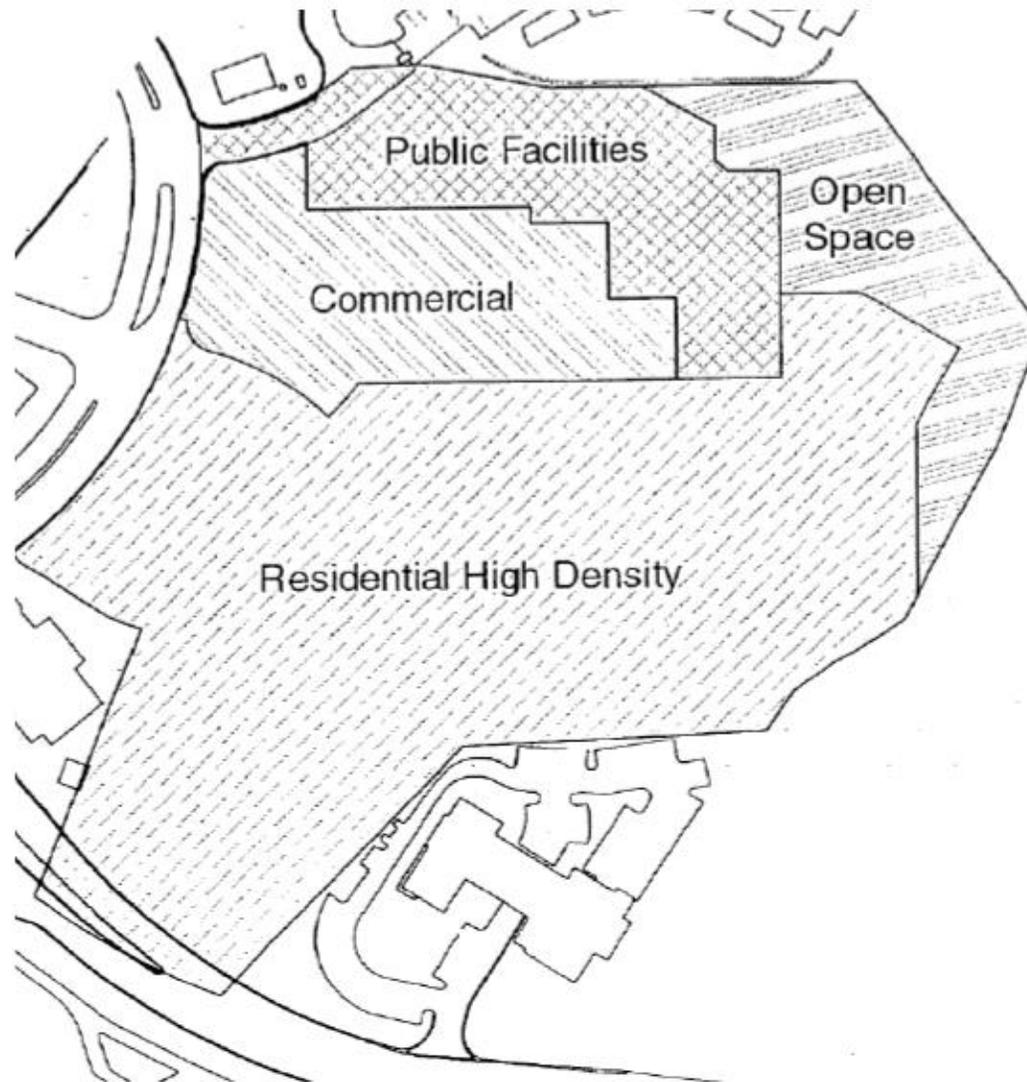


Entitlement Overview



| Parcel 1: | Parcel 2: |
|--|--|
| APN 018-260-03, Mixed Use Parcel | APN 018-260-02, Sanitary District Parcel |
| Size: 9.18 acres | Size: 1.5 acres |
| General Plan Land Use Designation: Residential; Commercial; Open Space | General Plan Land Use Designation: Public Facilities |
| Zoning: Planned Development (P-D) | Zoning: Planned Development (P-D) |

CURRENT GENERAL PLAN DESIGNATION – Resolution No. 34/05



Preliminary Development Plan -- **Approved**

ORDINANCE NO. 948

AN ORDINANCE OF THE CITY OF LARKSPUR APPROVING THE
PRELIMINARY DEVELOPMENT PLAN FOR THE 2000 LARKSPUR LANDING
CIRCLE MIXED-USE DEVELOPMENT PROJECT

- 1. 126 multi-family residential dwelling units** in nine structures, with at least 25 affordable units;
- 2. Hotel;** and,
- 3. Administration and maintenance facility for the District.**

CEQA – Complete*



Ord. 948 also adopted the Mitigated Negative Declaration prepared for the Project pursuant to CEQA

* May need to be updated based on new data/regulations

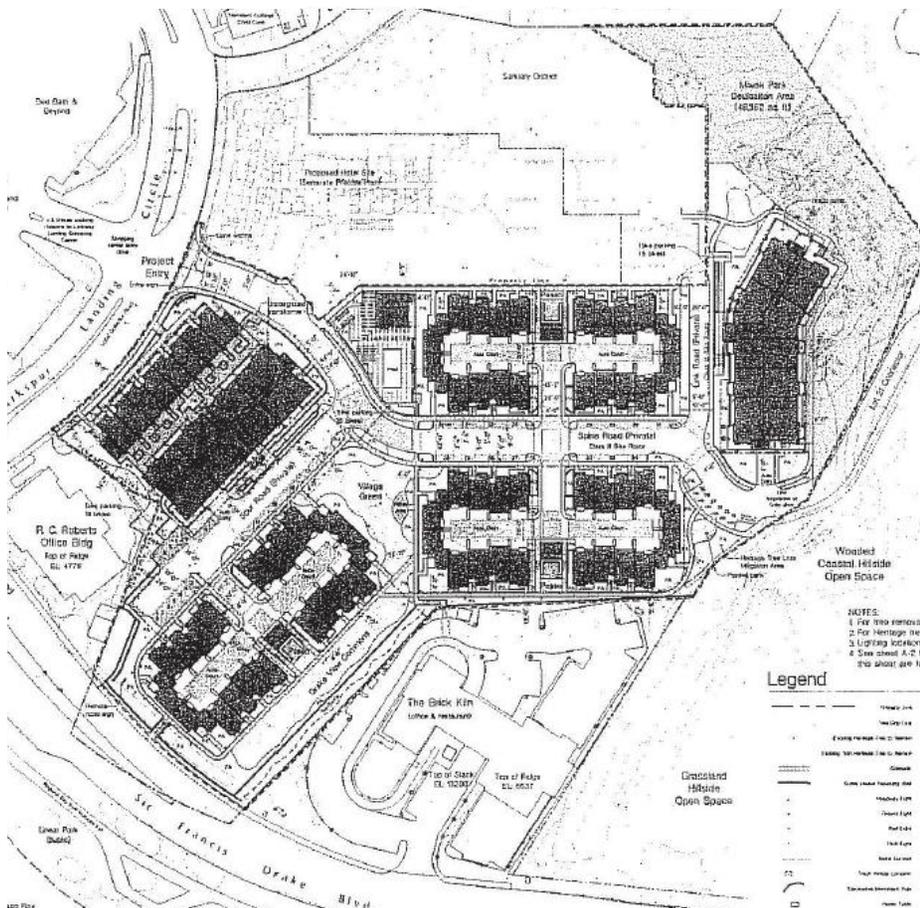
Preliminary Plan Conditions

- Tubb Lake Dam (only if nexus)
- Open space dedication
- Park fees
- Pedestrian path
- Drake's Cove connector road
- Trees
- Environmental remediation

Residential Precise Plan and Design Review - Approved

ORDINANCE NO. 951

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

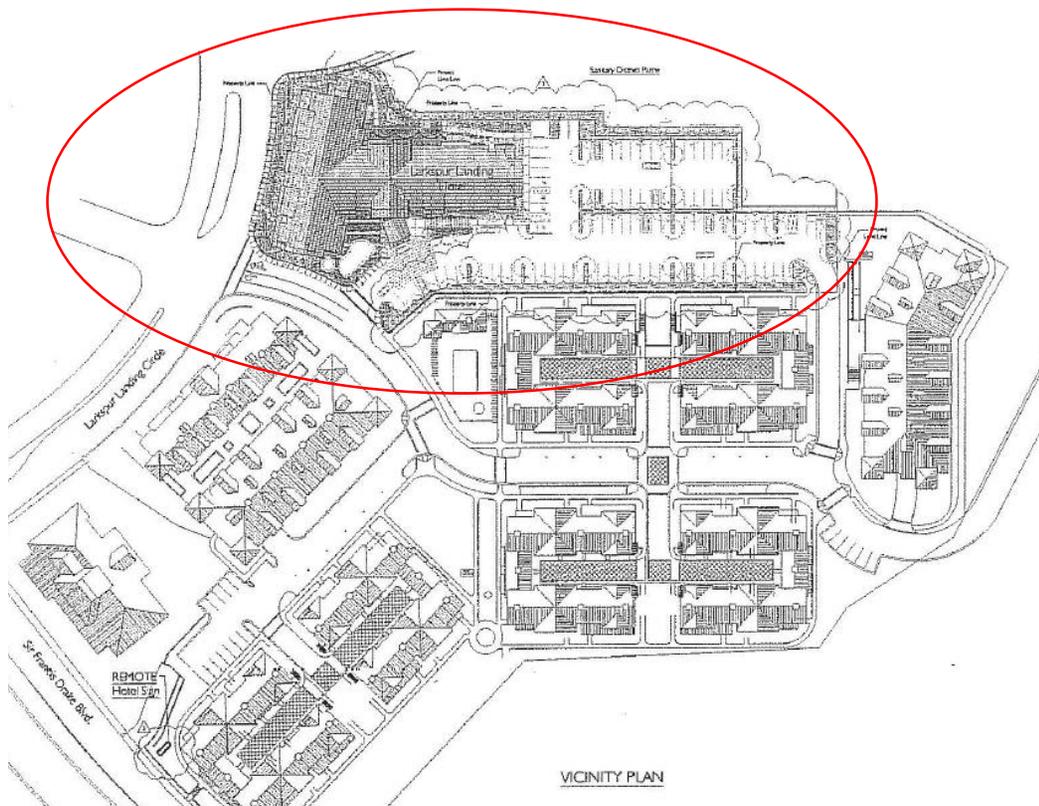


- 126 multi-family residential dwelling units, including at least 25 affordable units in 9 structures;
- Accessory buildings and uses, community clubhouse;
- Located on the portion of the Mixed Use Parcel with the GP land use designation High Density Residential

Hotel Precise Plan and Design Review - **Approved**

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



- 100-room, four story, approximately 64,001 square foot hotel with swimming pool and spa
- Located on the portion of the Mixed Use Parcel with the GP land use designation of Commercial

Preliminary and Precise Plan Expirations – **Have not occurred**

- General Plan amendments do not “expire”
- Preliminary Plans can expire if no precise plan in 2 Years
 - Precise plans were approved here
- Precise Plans can expire if no construction within 3 years and Planning Commission initiates reclassification
 - Reclassification has not occurred here
- As long as the precise development plan is valid, so are all related approvals
 - Design Review etc. all still valid
 - Exception for subdivision maps

Tentative Parcel Map - **Expired**

**2000 LARKSPUR LANDING CIRCLE PROJECT
SUB 06-63
PLANNING COMMISSION OF THE CITY OF LARKSPUR**

- Tentative Parcel Map to subdivide the Mixed Use Parcel into four separate lots
- After an extension, SUB 06-63 expired by law on February 16, 2016. Accordingly, there is no approved Tentative Parcel Map for the Mixed Use Parcel

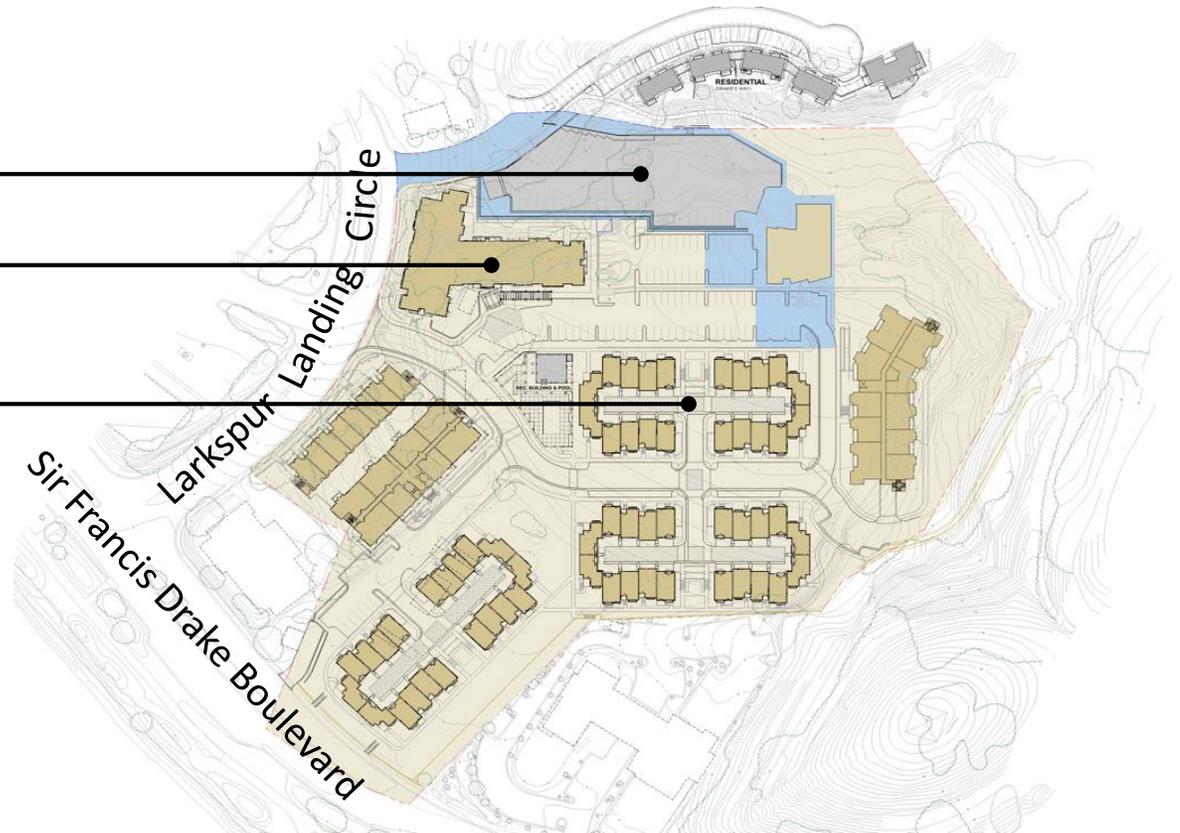
Larkspur Landing Site Overview

The approved project --

District Office/Corporation Yard

100-Room Hotel

126 Residential Units



LARKSPUR GENERAL PLAN UPDATE



CITY OF
LARKSPUR

2020-2040 GENERAL PLAN

ADMINISTRATIVE
DRAFT
OCTOBER 2020

Vacant/Underutilized Sites General Plan Language

VACANT AND UNDERUTILIZED SITES

LU-7: Revitalization of underutilized or marginal commercial, industrial, and residential sites.

GENERAL POLICIES

Policy LU-7.1: Establish guidelines for the use and development of sites where change is expected to occur.

Action Program LU.7.1.a: Apply the Mixed Use I Land Use Designation and encourage the implementation of a Planned Development District for the 2000 Larkspur Landing Circle (Ross Valley Sanitary District) site, maintaining a mix of uses that encourages economic vitality, meets the City's housing goals, and provides connectivity between the Drake's Cove neighborhood and Larkspur Landing Circle.

New Proposed General Plan Designation

MIXED USE

MIXED USE I

This designation applies to the largely vacant Ross Valley Sanitary District land located at 2000 Larkspur Landing Circle and within walking distance of significant transit facilities (SMART train and Larkspur Ferry). This category provides for predominately high-density residential use, with limited commercial and/or office uses to serve both local and regional needs, and/or public facilities. Residential uses are multiple dwelling units up to 21 units (about 42 persons) per acre on sites of less than 10 percent slope, with a minimum density of 18 units per acre. Commercial uses have a maximum FAR of 0.4, and hotels may be allowed to a maximum FAR of 1.0 subject to specific or master plan approval. Offices shall have a maximum FAR of 0.35. Affordable housing is encouraged, and maximum densities may be increased for affordable housing projects in compliance with State requirements for density bonus. Development should occur in an integrated development pattern to assure connectivity through the site and the adjoining neighborhood at Drake's Cove, efficient use of land resources, a pedestrian and bicycle friendly environment, and minimization of the visual impact of parked automobiles.

General Plan Update EIR



- Work with City re Mixed Use I designation
- Participate in EIR process/scoping re potential projects

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