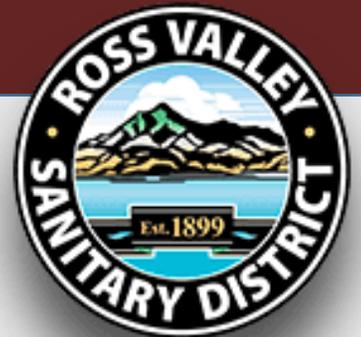


Informational Presentation: Larkspur Landing Circle Land Use Entitlements and Larkspur Housing Element 2023-2031



Presented to Ross Valley Sanitary District

RF Ragghianti|Freitas LLP

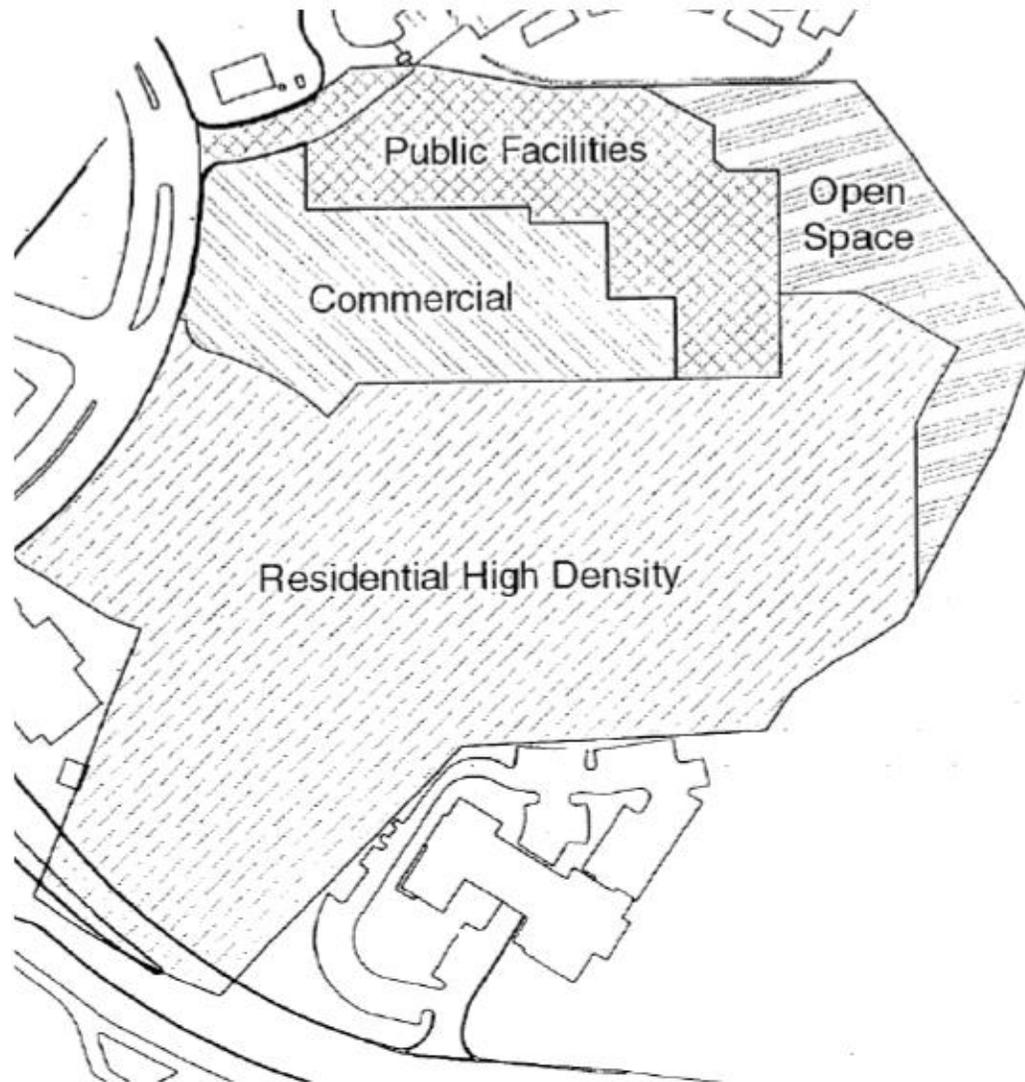


Entitlement Overview



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

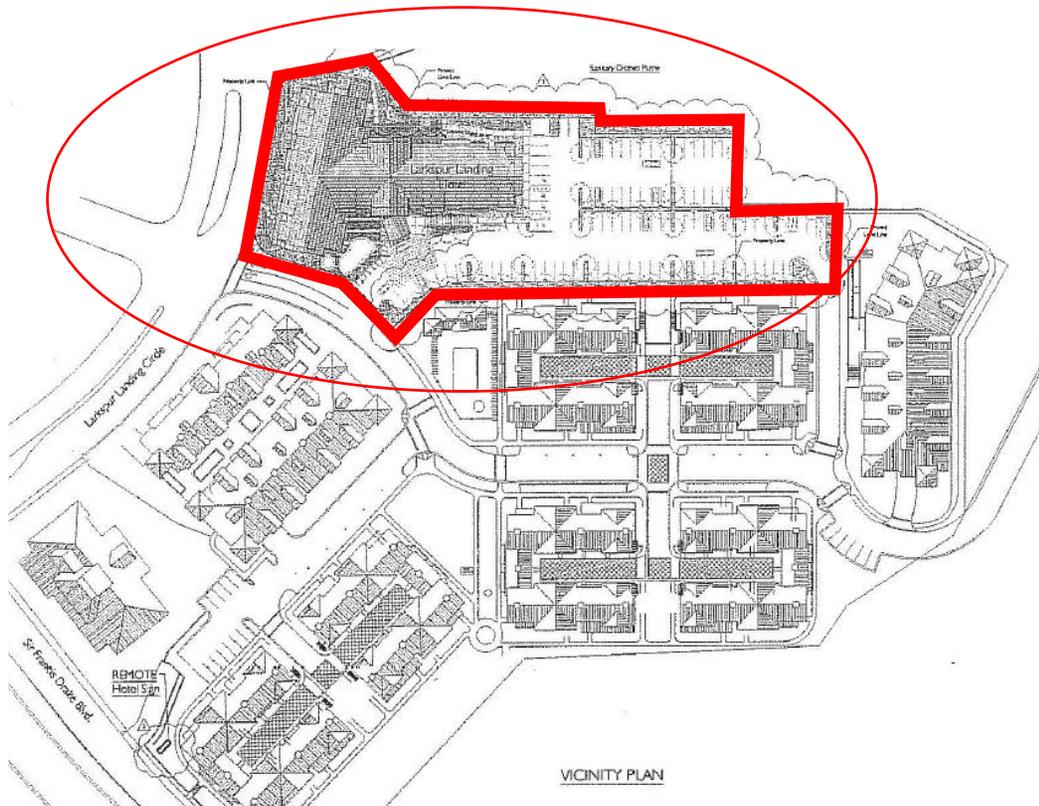
AN ORDINANCE OF THE CITY OF LARKSPUR APPROVING THE
PRELIMINARY DEVELOPMENT PLAN FOR THE 2000 LARKSPUR LANDING
CIRCLE MIXED-USE DEVELOPMENT PROJECT

- 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.**

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

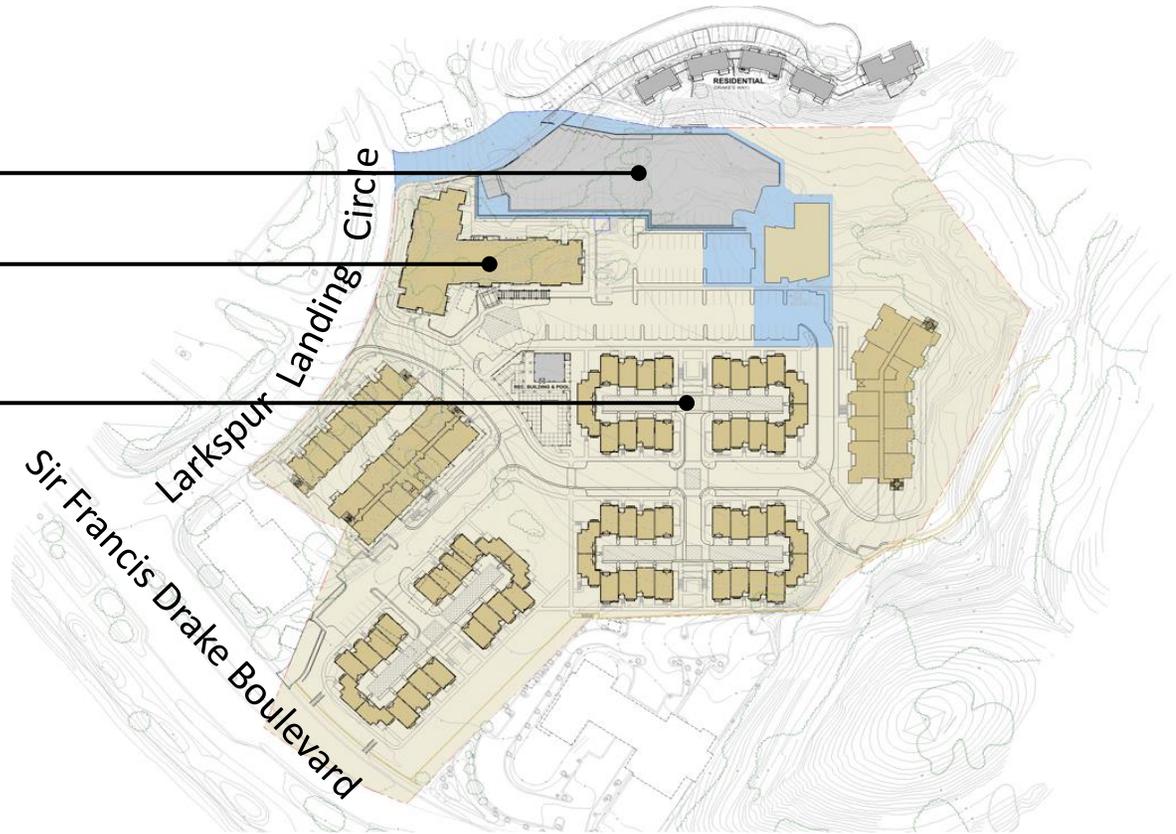
Larkspur Landing Site Overview

The approved project --

District Office/Corporation Yard

100-Room Hotel

126 Residential Units



1. Preliminary and Precise Plan – **Still Valid**

- As long as the precise development plan is valid, so are all related approvals
 - Design Review etc. all still valid
 - Exception for subdivision maps

2. CEQA – **Complete***



Mitigated Negative Declaration prepared for the Project pursuant to CEQA

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

3. Tentative Parcel Map - **Expired**

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



- Worked with City re Mixed Use I designation
 - Added flexibility
- Participated in EIR process/scoping re potential projects
 - Anticipate development at this site
- Draft released soon

Housing Element Update

City of Larkspur

Housing Element 2015-2023

- Policy document
- Required to be updated every 8 years
- Selects sites where housing should go
- Sets a density for each site
- Lays goals, policies, and programs to achieve housing numbers
- Required to rezone sites for housing

RHNA –Regional Housing Needs allocation

HCD



ABAG



City of Larkspur

RHNA - 979 Units!

Housing Element Repercussions

- By-right zoning
- Loss of State funds
- Loss of local control

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES, AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

OFFICE OF THE DIRECTOR

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
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www.hcd.ca.gov



FOR IMMEDIATE RELEASE

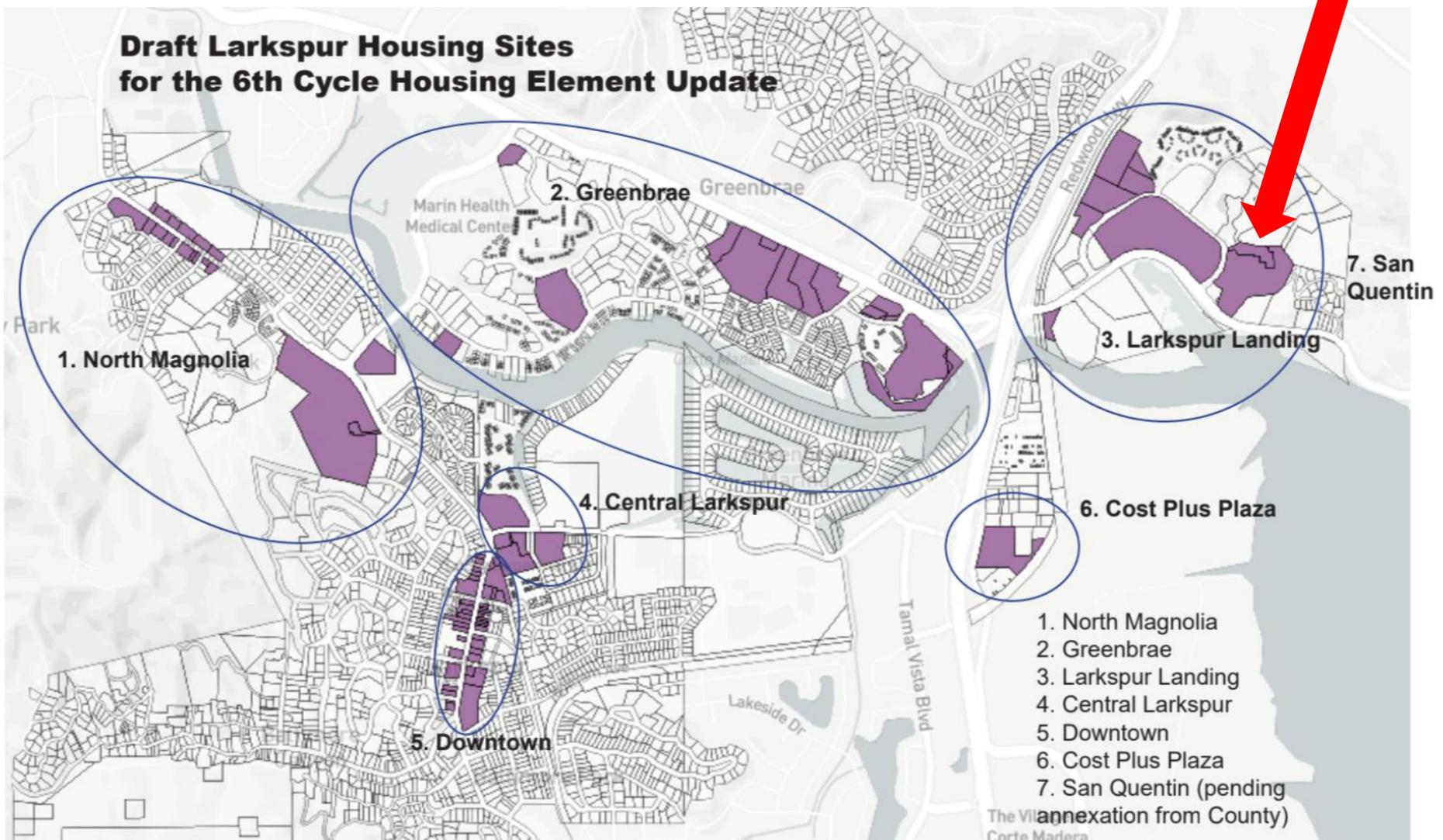
Date: October 19, 2021
Contact: Alex Traverso
916.820.1269
Alex.Traverso@hcd.ca.gov

HCD Strengthens Efforts to Increase Housing Accountability

Welcomes New Leader for Housing Accountability Unit

SACRAMENTO – The California Department of Housing and Community Development (HCD) today provided a big boost to its new Housing Accountability Unit (HAU) with the appointment of David Zisser as its new leader. The new Accountability Unit will play a critical role in ensuring that local leaders fulfill their legal responsibility to plan, zone for, and permit their share of the state's housing needs.

Where will the units go?



The RVSD Site in the Housing Element

Site/ Sitio 3E

Address/Dirección: 2000 Larkspur Landing Cir (et al)

[Interactive Map/ Mapa interactivo](#)

Zoning/ Zonificación: Planned Development (PD)

General Plan/ Plan General: Residential-Medium Density (RES-MD)

Description: Larkspur Landing 03E is an undeveloped property owned by the Ross Valley Sanitary District. It was once home to a treatment plant and has recently been approved by the Environmental Protection Agency for development.

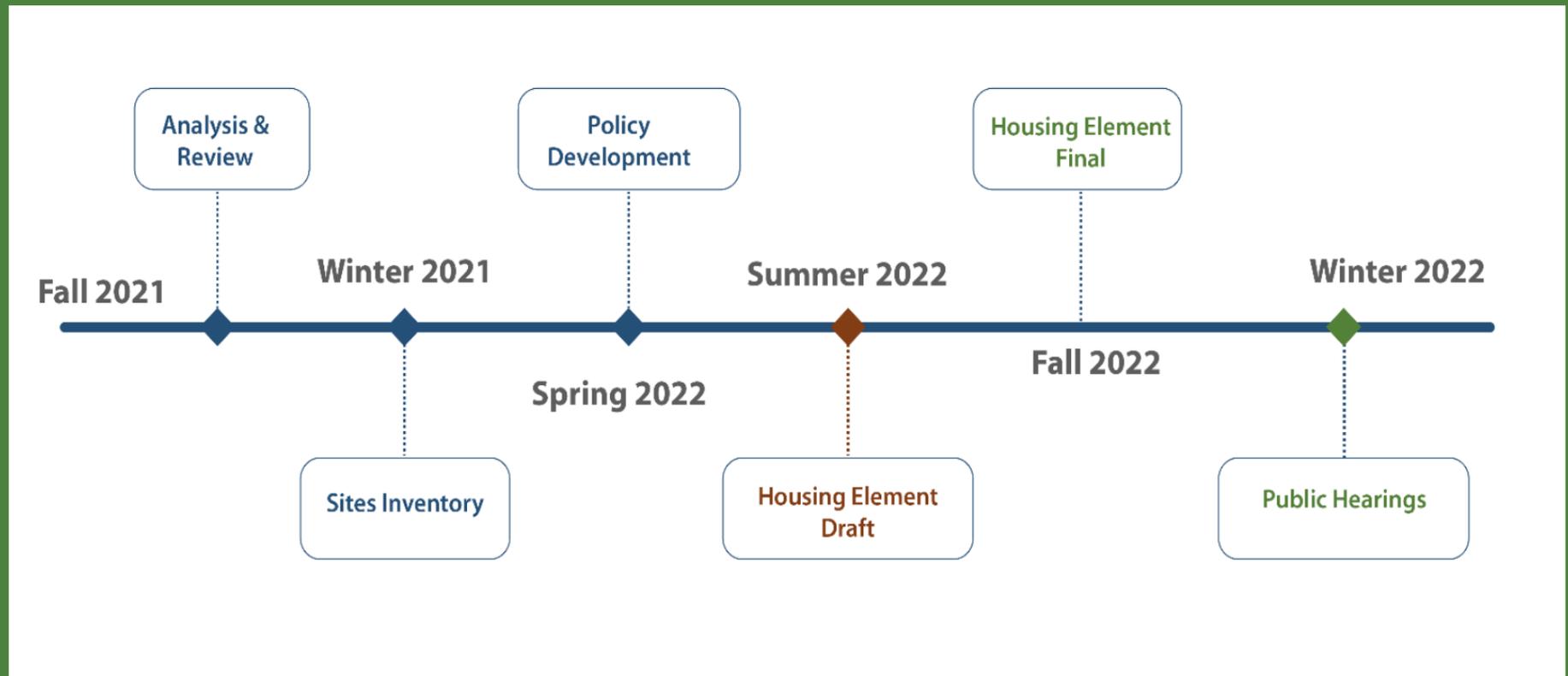
Descripción: Larkspur Landing 03E es una propiedad sin desarrollar propiedad del Distrito Sanitario de Ross Valley. Alguna vez fue el hogar de una planta de tratamiento y recientemente ha sido aprobado por la Agencia de Protección Ambiental para el desarrollo.

Constraints: Proximity to single-family residential uses.

Restricciones: Proximidad a usos residenciales unifamiliares.



Larkspur's Housing Element Timeline



<https://livinginlarkspur.com/>



Home Learn More Participate City Website Sign in Register

Welcome to the Housing Element Update for Larkspur! / ¡Bienvenido a la actualización del elemento de vivienda para Larkspur!

Click through the windows below to learn more and offer feedback. Click the blue button below to view the slideshow and related materials from the March 23rd Community Workshop. /

Haga clic en las ventanas a continuación para obtener más información y ofrecer comentarios. Haga clic en el botón azul a continuación para ver la presentación de diapositivas y los materiales relacionados del taller comunitario del 23 de marzo.

[Community Workshop Materials / Materiales del Taller Comunitario](#)

Start here/ Empieza aqui

Living in Larkspur

Help shape the future of housing in Larkspur. Start here.



Vivir en Larkspur

Contribuya a dar forma al futuro de la vivienda en Larkspur. Empieza aquí.



New 580 Connector

Alternatives Under Consideration



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