

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**

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.

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

AYES: Arias, Chu, Hartzell, Hillmer, Lundstrom

NOES: None

ABSTENTIONS: None

ABSENT: None


MAYOR

ATTEST:


CITY CLERK