

**NOTICE OF
PLANNING COMMISSION
PUBLIC HEARING
City of Larkspur**

APPLICANT: Matt Howard

PROJECT NAME: PREC AMEND/TEXT 2020-12 Amendment to Ordinance No. 972; Rose Garden Precise Development Plan.

LOCATION: 65 Rose Lane (Lot 22); APN 022-741-32

ACTION REQUEST: The applicant is requesting approval to amend the Precise Development Plan and Ordinances No. 972 and No. 1004 (Exhibits B and C) to reduce the required 50-foot “creek and buffer” setback requirement from the top-of-bank of the north/south reach of Larkspur Creek in order to accommodate relocation of the fence line within the side and rear yard areas of Lot 22 of the subdivision. Specifically, the applicant requests approval to amend the language of Sections 14 and 15 of the development standards of the Precise Development Plan to adjust the 50-foot creek and buffer setback solely for 65 Rose Lane (Lot 22) to align the eastern fence line with the property line to gain approximately 605 square feet of useable yard space (see attached aerial and diagram).

NOTE: The Rose Garden Project was approved in 2010 and constructed to include 85 dwelling units plus six-second units on the former Niven Nursery site. The housing mix includes 6 affordable cottages, 29 single-family homes, and 50 senior units (6 multi-family condominium buildings and 8 cottage units). The project includes 2.84 acres of land for community facility and parkland uses.

ENVIRONMENTAL IMPACTS: The Central Larkspur Specific Plan Environmental Impact Report (CLASP EIR) was certified by the City Council in 2006. An Initial Study (IS) was prepared and a Mitigated Negative Declaration (MND) was approved by the City Council in 2008 at the time the Preliminary Development Plan for Subarea 3 was approved. An Addendum to the CLASP EIR has been prepared per CEQA Guidelines Section 15164.

HEARING BODY: Planning Commission
TIME: 7:00 PM
DATE: July 14, 2020
PLACE: Virtual Teleconference (via Go-To-Webinar)

TO PARTICIPATE OR WATCH THE PUBLIC HEARING: The Planning Commission Agenda will be available on the City website the Friday afternoon prior to the hearing date. You may sign up to attend the hearing using the links provided on the agenda, approximately 5-10 minutes prior to the start of the meeting. You can access the Agenda page of the City website by using the following link:
<http://www.cityoflarkspur.org/288/Agendas-and-Minutes>

For further information please contact Lorraine Weiss at (415) 987-3057, or by e-mail at lorraine@lorraine-weiss.com. Application materials are available for review on the website here:
<http://www.cityoflarkspur.org/DocumentCenter/Index/1070>

If you challenge this application in court, you may be limited to raising only those issues you or someone else raised during the public hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing (Government Code, Sec. 65009 (b) [2]).

Access to Meetings: Meeting facilities are accessible to persons with disabilities. If you require special assistance, please contact any staff member prior to the meeting. An interpreter for the deaf will also be made available upon request to the staff at least five days prior to the meeting.

Posting Date: July 1, 2020

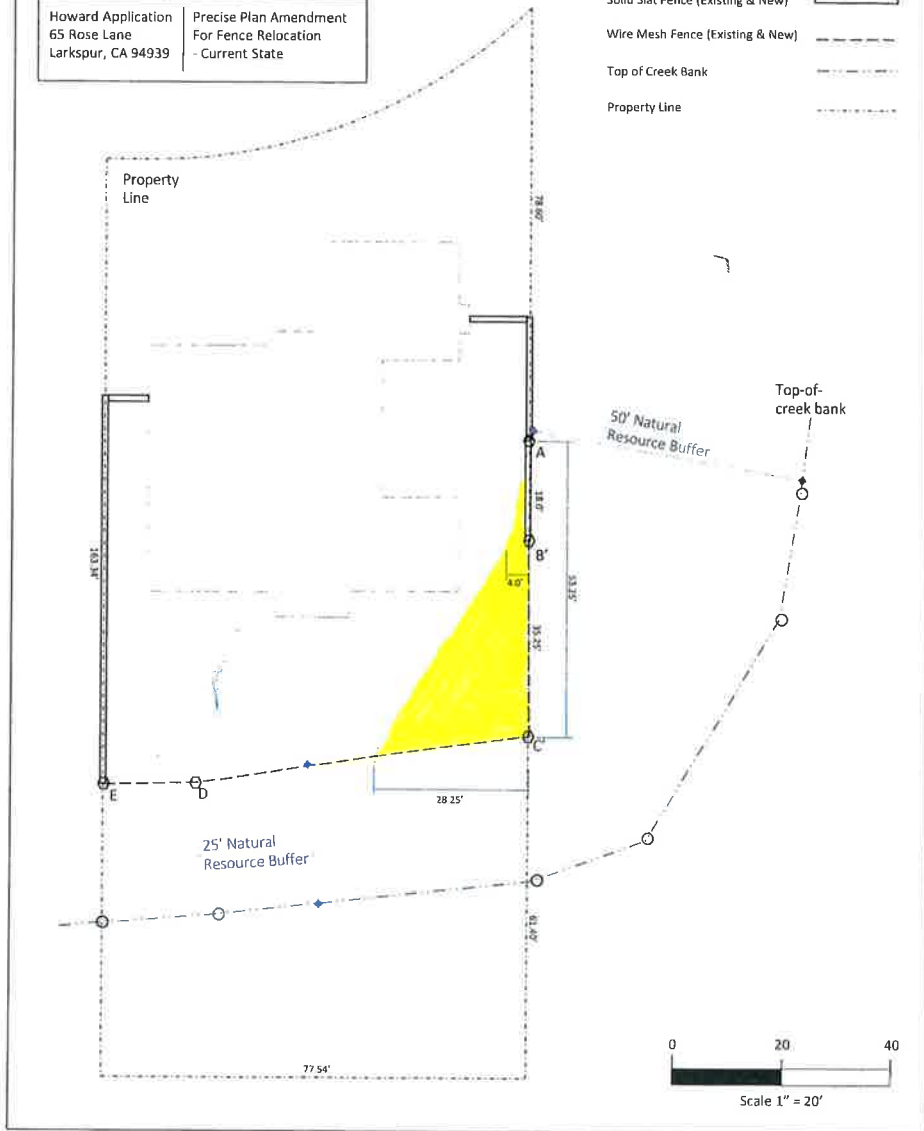
NEAL TOFT
DIRECTOR OF PLANNING AND BUILDING

Figure 6a – Proposed yard layout and fence location at 65 Rose Lane

Howard Application
65 Rose Lane
Larkspur, CA 94939

Precise Plan Amendment
For Fence Relocation
- Current State

- Wire Mesh Fence (To Be Removed)
- Solid Slat Fence (Existing & New)
- Wire Mesh Fence (Existing & New)
- Top of Creek Bank
- Property Line



Marin Maps

Lot 22 Aerial

