

CITY OF LARKSPUR

RESOLUTION NO. 34/05

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LARKSPUR
ADOPTING AMENDMENTS TO THE LARKSPUR GENERAL PLAN LAND
USE ELEMENT AND MAP**

WHEREAS, on December 19, 1990 the City Council approved Resolution No.75/90 approving an update of the City's General Plan; and

WHEREAS, in 1998, the City Council adopted Resolution No. 15/98, indicating the City's willingness to consider a General Plan amendment to allow the development of a hotel with approximately 150 rooms and up to four stories in height, up to 168,000 square-feet of office space and a new Sanitary District office/corporation yard at 2000 Larkspur Landing Circle; and

WHEREAS, in 2004, the City of Larkspur adopted an Updated Housing Element, which identified 2000 Larkspur Landing Circle as a housing opportunity site for 120 units (20% affordable); and

WHEREAS, amendments to the Land Use Element and Map of the Larkspur General Plan are necessary to bring consistency between City Resolution No. 15/98, the Updated Housing Element and the General Plan; and

WHEREAS, the Planning Commission held duly noticed public hearings to consider the mixed-use development project Mitigated Negative Declaration, General Plan Amendments, Preliminary Development Plan, Exceptions to the Zoning Ordinance and Circulation Assessment Permit on December 14, 2004, February 10, 2005 and July 19, 2005; and

WHEREAS, at the July 19, 2005 Planning Commission meeting, upon hearing and considering all oral and written testimony and arguments of all persons desiring to be heard, the Commission considered all the facts relating to the General Plan amendments described herein and recommended approval of the proposed General Plan amendments; and

WHEREAS, on August 17, 2005, the City Council of the City of Larkspur reviewed and considered all oral and written comments raised during the public hearing and the information contained in the related staff report for the proposed General Plan amendments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LARKSPUR DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That the above recitations are true and correct.

Section 2. Findings. The City Council, in approving the proposed General Plan amendments, makes the following findings, to wit:

- a. The proposed General Plan amendments are deemed to be in the public interest because the changes to the Land Use Map and General Plan text will further the City's goals to meet the City's Regional Housing Needs Determination "Fair Share" of affordable housing and generate additional property and hotel tax revenue to address the City's budget shortfalls.
- b. The proposed General Plan Land Use Map amendments will help implement the Council's recent adoption of the Updated Housing Element. The text amendments will facilitate development consistent with that which is allowed under the land use designations. The proposed General Plan amendments, therefore, are consistent and compatible with the rest of the General Plan.
- c. The potential impacts of the proposed General Plan amendments have been analyzed in a Mitigated Negative Declaration and Initial Study prepared for the Larkspur Landing 2000 project. The Mitigated Negative Declaration found that the General Plan amendments and the resulting project, including mitigation measures agreed to by the project sponsor, would not be detrimental to the public health, safety, or welfare.
- d. The proposed General Plan amendments have been considered during duly noticed public hearings to receive and consider public testimony regarding the proposed General Plan amendments and have been processed in accordance with the applicable provisions of the California Government Code.

Section 3. Environmental Clearance. The proposed General Plan amendments have been determined to be discretionary in nature and are not otherwise exempt from the requirements of the California Environmental Quality Act (CEQA). The amendments have been processed in accordance with the CEQA Guidelines and an Initial Study was prepared for the amendments and resulting project. The Initial Study indicates that the amendments will not have a significant effect on the environment, and accordingly a Mitigated Negative Declaration, therefore, is hereby adopted.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Larkspur adopts amendments to the Land Use Element and Map of the Larkspur General Plan 1990-2010 as follows:

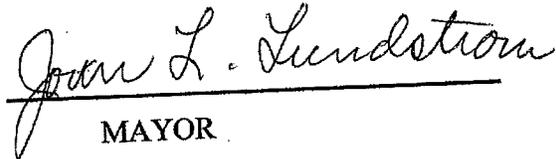
1. **Land Use Map.** The Land Use designation for the 10.675-acre site identified in the General Plan as the Sanitary District No. 1 site shall be changed from Administrative and Professional Offices and Medium Density Residential to

Commercial, High Density Residential, Public Facilities and Open Space, as shown on Exhibit A attached hereto and included herein by this reference.

2. Page 19, **Land Use Element, LAND USE CATEGORIES.** Add the following sentence at the end of the Commercial land use category: "Hotels may be allowed to a maximum FAR of 1.0 where specific or master plans are required. The scale of such hotel structures would not be required to be comparable in scale to structures in the Restricted Commercial land use category, but shall be governed by an adopted specific or master plan."

IT IS HEREBY CERTIFIED that the City Council of the City of Larkspur duly introduced and adopted the foregoing resolution at a regular meeting held on the 17th day of August, 2005 by the following vote:

AYES:	COUNCILMEMBERS:	Arlas, Chu, Hartzell, Lundstrom
NOES:	COUNCILMEMBERS:	None
ABSTENTIONS:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	Hillmer


MAYOR

ATTEST:


CITY CLERK

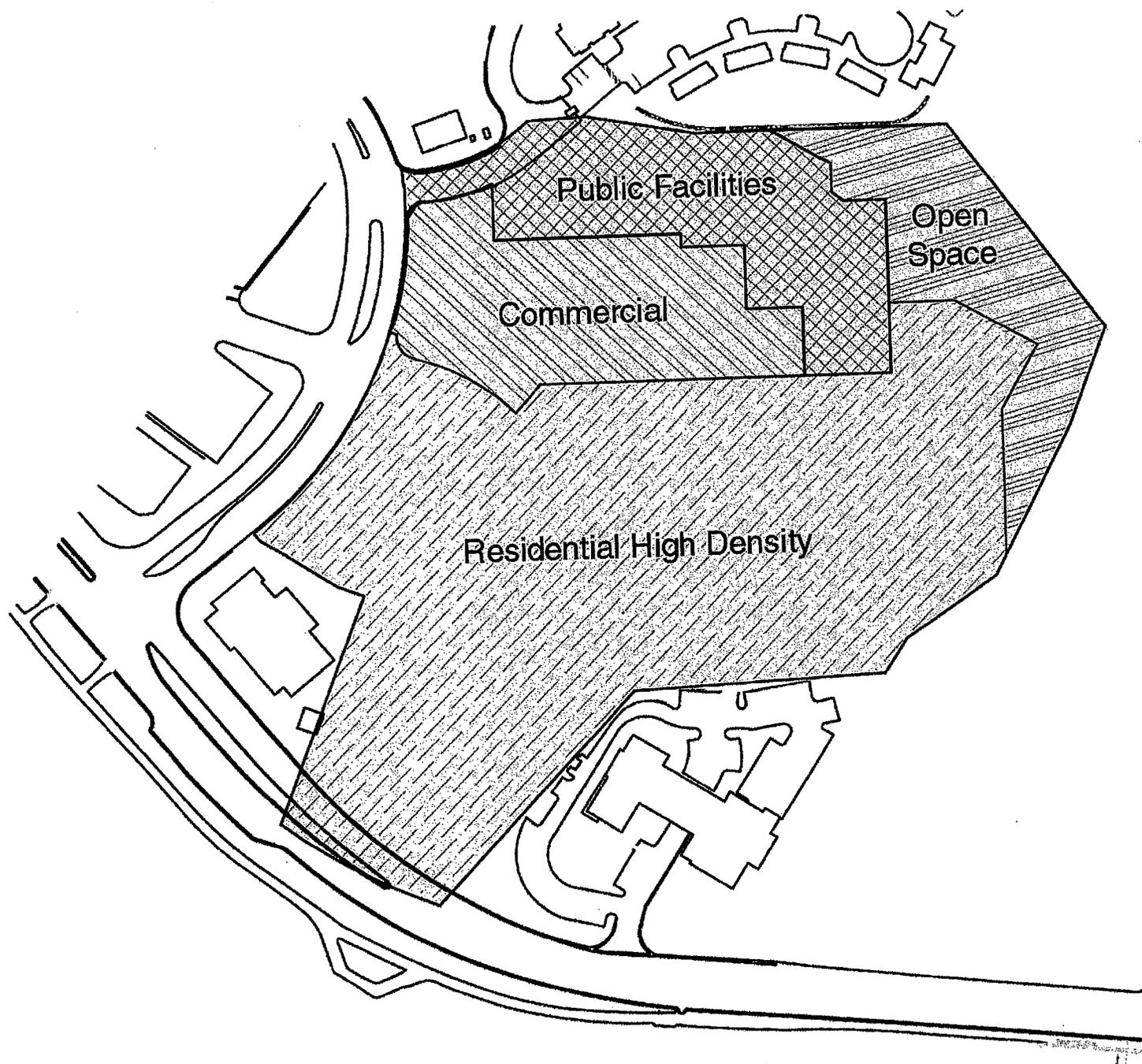


Exhibit A

Proposed General Plan Land Use Designations
2000 Larkspur Landing Circle
 Larkspur, California

JULY 6, 2005

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