

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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April 27, 2015

Mr. Neal Toft, Director  
Planning and Building  
City of Larkspur  
400 Magnolia Ave  
Larkspur, CA 94939

Dear Mr. Neal Toft:

**RE: City of Larkspur's 5<sup>th</sup> Cycle (2015-2023) Draft Housing Element**

Thank you for submitting Larkspur's draft element update that was received for review on February 27, 2015, along with additional revisions received on April 16 and 17, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. Our review was facilitated by conversations with you and Ms. Christine O'Rourke, the City's consultant. In addition, the Department considered comments from the Law Offices of David Grabill pursuant to GC Section 65585(c).

The revised draft element meets the statutory requirements of State housing element law. This finding was based on, among other reasons, programs to facilitate development and remove constraints on sites identified in the inventory. The revised element will comply with State housing element law (GC, Article 10.6) when adopted and submitted to the Department, in accordance with GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates your hard work and dedication in preparation of the housing element and looks forward to receiving Larkspur's adopted housing element. If you have any questions or need additional technical assistance, please contact Melinda Coy, of our staff, at (916) 263-7425.

Sincerely,



Glen A. Campora  
Assistant Deputy Director