



Administration 415 927-5110
Customer Service

Fire 415 927-5007
Public Works 415 927-5017

Recreation 415 927-6746
Library 415 927-5005

Planning 415 927-5038
Building Permits

Twin Cities Police 415 927-5150

Fax 415 927-5022
Web www.ci.larkspur.ca.us

CITY OF LARKSPUR

HOUSING POLICY
DEVELOPMENT, HCD

JUN 27 2008

June 24, 2008

Cynthia Bryant
Director
Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Re: City of Larkspur's Calendar Year 2007 Annual Report on the General Plan

Dear Ms Bryant:

The City of Larkspur is pleased to submit its Calendar Year 2007 Annual Status Report on the City's General Plan. The Report was reviewed by the Larkspur City Council at their June 23, 2008 meeting.

Please contact me at (415) 927-5025 if you have any questions regarding the report.

Sincerely,

Nancy Kaufman
Planning Director

Enclosure

cc: State Housing & Community Development Department ✓
City Manager

CITY OF LARKSPUR
Staff Report

DATE: June 23, 2008
TO: LARKSPUR CITY COUNCIL
FROM: Nancy Kaufman, Planning Director
SUBJECT: **Calendar Year 2007 Annual Report on the Larkspur General Plan**

ACTION REQUESTED

- Accept Calendar Year (CY) 2007 Annual Report on the Larkspur General Plan.
- Direct staff to send Annual Report to the State Office of Planning and Research and the State Department of Housing and Community Development.

REFERENCE

Government Code Section 65400(b)(1)

FISCAL IMPACT

None.

ENVIRONMENTAL REVIEW STATUS

Not applicable.

BACKGROUND

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and its implementation. A copy of the report is required to be sent to both the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD). The intent of the legislation is to ensure that the City's General Plan is relied upon for all land use decisions and that it remains an effective tool for guiding future development. The report serves to provide the City Council with information regarding the current status of the General Plan policies and their implementation during the past year. The Government Code also states that in 2007 the annual report shall be provided to the legislative body by April 1 of each year and shall reflect the previous calendar year. Starting next year, the report also will need to include an Annual Housing Progress Report on Housing Element Implementation on specific forms provided by the State Department of Housing and Community Development pursuant to CCR Title 25, Section 6202.

This report follows the same format as presented to the Council in March of last year. With respect to the main body of the report, the portions in bold are those that relate to specific actions

or events that occurred in 2007. Given that many of the General Plan policies are implemented on an ongoing basis, and it is helpful for the report to be comprehensive for any new reader (i.e., that the report include background on each element), the bold print helps to identify the changes or additions that are made to the report, year to year.

As with last year's report, the major themes of each of the General Plan's eight elements are provided below as paraphrased in the Plan's Introduction. The themes are followed by a brief description of the activities taken during the past year to implement specific policies of that particular element. Since the elements are interrelated, many of the activities apply to more than one policy. Please refer to the General Plan document for the complete listing of goals, policies, and programs for each element.

DISCUSSION

Land Use Element

Summary: The Land Use Element provides the physical framework for the future growth of the community. It includes a discussion of the Larkspur Planing Area, the land use pattern in Larkspur, a description of the land use categories, and descriptions of the City's residential neighborhoods, commercial districts, and planned development districts. It also includes information regarding the City's public schools, public facilities, and open space areas. Most importantly, the Land Use Element includes the City's goals, policies, and programs relative to land uses in the City and proposed land use changes.

Major Themes:

- Preserve and enhance Larkspur's unique physical and natural setting, while accommodating suitable new development. Maintain the city's overall residential character and the scale of its neighborhoods. At the same time, encourage a diverse demographic (especially age and family and social) mix.
- Enhance the attractiveness and viability of existing commercial areas. Ensure that they provide neighborhood-serving businesses and are accessible by means other than the auto. Preserve the historical character of Downtown and its surrounding neighborhoods. Establish a town center or civic nucleus.
- Maintain the present mix of uses in the area east of Highway 101, especially the mobile homes affordable to seniors and to young families.

Goals, Policies and Action Programs: The first set of goals, policies and action programs in the Land Use Element address the City's neighborhoods. These are implemented through the regular actions of the Planning Commission and Planning Department staff during review of project applications. These reviews include ensuring that proposed densities are consistent with the General Plan and that projects meet the City's regulations that are designed to protect the City's hillsides and environmentally sensitive areas.

Central Larkspur Specific Plan. The Larkspur City Council approved the Central Larkspur Specific Plan (CLASP) in September of 2006, with amendments to the General Plan to reflect the multifamily component of the plan in Subarea 3, the Parkland/Public Facilities designation for the

proposed community facility, and to incorporate existing and proposed bicycle/pedestrian pathways. The Council's public hearings and review of the CLASP were specifically guided by the Land Use Element policies. The General Plan policies were also reflected in the Council's discussions of the project's impacts on the Community. With the associated General Plan amendments, the CLASP was found to be consistent with the General Plan.

During 2007, the applicant for the Niven Property processed an application for a Preliminary Development Plan. In December of 2007, following public hearings before the Planning Commission and City Council at which both the Commission and Council requested changes to the project, a joint study session of the City Council and Planning Commission was held to hear the applicants' presentation of an alternative plan (aka Plan 2). At the end of the meeting, the City Council conceptually found that Plan 2 met the requirements of the extraordinary benefits to allow for the number of dwelling units to exceed 66 units. The Council then continued the public hearing to a date uncertain and required that the applicants submit a revised application to be processed the same as a new application (e.g., review for completeness, CEQA review, and Planning Commission public hearing and recommendation). On June 5 and 10, 2008, the Planning Commission held public hearings on the application for Plan 2 and referred the application to the City Council with a recommendation for approval conditioned upon a number of changes to the project.

The General Plan policies were also a factor in the Council's approval of a General Plan Amendment and Preliminary Development Plan for the 2000 Larkspur Landing Circle project in 2005, which allowed for an increase in density from Medium (up to 12 du/ac) to High Density Residential (up to 21 du/ac). The Precise Development Plan and Design Review for the residential component of the 2000 Larkspur Landing Circle Project was approved by the City Council in December of 2006. The applicant for the hotel component of the Project have submitted an application for a Precise Development Plan and Design Review approval, which is under planning review and scheduled for Planning Commission hearing on March 13, 2007. A preliminary grading permit has been approved for the project. **Since the issuance of the grading permit, additional testing of the soil found greater site contamination than originally thought and the project has been on hold awaiting results of further soil sampling and analysis.**

Retail and Commercial Areas. The second and third set of goals, policies and action programs of the Land Use Element address the City's retail and commercial areas, and its Downtown, respectively. Again, both the Planning Commission and Planning Department staff implement the retail, commercial, and Downtown policies regularly through the implementation of the City's Zoning Ordinance and the City's Downtown Specific Plan (Action Program [13]). The City's design review process is an excellent tool for ensuring that new development is not detrimental to the surrounding residential community and will enhance the attractiveness and vitality of the existing development. **During 2007, the City received an application from the property owner of 800 Magnolia Avenue requesting a General Plan amendment, rezoning, design review and variance for the relocation of Corbet's Ace Hardware Store from upper Magnolia Avenue to 800 Magnolia. The site is currently designated for office and professional uses. The application is under review.**

Larkspur Downtown. The Downtown policies are also implemented with the assistance of the City's Historic Preservation Board, which reviews project proposals for the Downtown Historic District. These practices are particularly evident in the approval in 2005 by the Preservation Board and Planning Commission of the project at 484 Magnolia, which is the renovation of an existing

commercial building in the Downtown with two new residential units over commercial. This project is now complete and there is an agreement between the City and the property owner that the two residential units will remain affordable to lower income households. **The property is currently occupied.** In addition, the CLASP, approved by the Council in September 2006, includes implementation of the General Plan policies including Action Program [17], which promotes the creation of a town square at or near the Magnolia Avenue intersection.

Greenbrae, East Larkspur, the Former Railroad Right-of-Way, and other Properties. The next sections of the Element discuss Greenbrae East, vacant properties and those with redevelopment potential, the old Northwestern railroad right-of-way, San Quentin Peninsula, and regional relationships. In June of 2006, the Planning Commission approved applications for design review, an exception permit, a conditional use permit, and a height variance to allow the reconstruction and improvement of a building within the Marin Mobile Home Park on Redwood Highway to allow an existing utility/residential/office building to be brought up to FEMA standards. **The project was completed in 2007.**

Also, the Land Use Element's action programs related to the Chevron/Walker property (aka the Nazari property) and the Niven Nursery site guided the CLASP review and approval process. The old Northwestern Pacific Railroad right-of-way has been and continues to be improved as a major regional pedestrian/bicycle pathway. **The property representative for the adjacent property within the CLASP area (aka CLASP Subarea 1) submitted a conceptual plan for the property), but then decided not to proceed with it at this time.**

The City continues to monitor the proposals for the San Quentin Prison site, including the State's current proposal to rebuild and expand the condemned inmate complex and to construct a new medical service facility.

In terms of cooperating with other jurisdictions in solving regional problems, in protecting environmental resources, and in providing public services, members of the City Council and the City Manager continue to participate on numerous committees and joint power authorities to manage and address issues associated with, but not limited to: the Ross Valley Watershed and Flooding District, consolidation of fire districts, Twin Cities Police Department, Twin Cities shuttle buses (initiated in Fall of 2006), Safe Routes to School program, Marin County Hazardous and Solid Waste Joint Powers Authority, Bay Cities Joint Powers Insurance Authority, Association of Bay Area Governments particularly relative to discussions on the Regional Housing Need Allocations, and the Cal Park Tunnel (a joint use tunnel for bicycles and trains).

The final section of the Element is the Land Use Changes section. Of the land use changes identified in this section of the Plan, and as identified above, the Niven Nursery site and the Chevron/Walker property were included in the CLASP consistent with the policies of the General Plan. Also, as noted above, the applicant for the 2000 Larkspur Landing Circle project proposed on the Sanitary District No. 1 site received a General Plan Amendment for the site in 2005.

The property owner for the McLaren property submitted an application for a General Plan amendment and the City Council held a study session on the proposal in July of 2006. The majority of the Council indicated that the applicant should pursue the environmental review process to provide the Council with more information; the applicant, however, has chosen not proceed with his plans at this time.

Community Character Element

Summary: The Community Character Element provides an overview of the elements of Larkspur's character including its boundaries, natural environment, built environment and gateways. Together with Appendices A and B of the General Plan, the Element provides descriptions of the City's gateways and its individual neighborhoods. The Community Character goals, policies and programs are outlined for preserving and enhancing the positives of the City's neighborhoods and for eliminating the negatives. There is also a brief summary of the City's historic and archaeological resources together with associated goals, policies and programs.

Major Theme:

- Preserve, enhance, and strengthen Larkspur's livable and attractive environment, its community identity, and its special "sense of place." Promote a greater awareness of and sensitivity toward Larkspur's historic and archaeological heritage.

Goals, Policies and Action Programs: The community's character is always at the forefront in the consideration of any project proposal by the City Council, Planning Commission or Planning Department staff. The City's Zoning Ordinance, particularly its design review requirements, is the primary implementation tool to ensure the maintenance of and enhancement of the community's character. During the end of 2006, Planning staff reviewed the City's Zoning regulations and prepared another "clean up" ordinance to ensure that the regulations are clear and reflect the intent of the General Plan, the Planning Commission and the City Council. **The Planning Commission held a study session on the proposed regulations in October of 2006 and another study session in February of 2007. A public hearing before the Planning Commission was also held in February of 2007; ultimately, updates to the Ordinance were adopted by the City Council in May and October of 2007.**

The City's Historic Preservation Board is active in encouraging broad-based community interest in and support for preservation activities through its historic preservation walks and participation in the local festivals. The Board also maintains the City's historic, archaeological, and natural resources inventory and is managing the current inventory update. The consultant's work on the inventory update was completed in October 2006 and joint meetings of the City Council and Historic Preservation Board were held in October 2006 and March of 2007. **Public education and outreach to the affected property owners was conducted during 2007. It is anticipated that the inventory should be completed and approved sometime in the summer/fall of 2008.**

Circulation Element

Summary: As stated in the introduction to the Element, the Circulation Element "describes the existing circulation system and travel characteristics in and around the City of Larkspur. It also projects future demand for travel, based on "build-out" of the Land Use Plan and the anticipated circulation deficiencies that would result, and suggests potential ways to alleviate these inadequacies. At the conclusion, these technical analyses are brought together with practical community needs and desires, and presented as the Circulation Goals, Policies, and Programs."

Major Themes:

- Provide safe and efficient transportation facilities for moving people and goods within Larkspur.

At the same time, give *quality of life* and *protection of the environment* a higher priority than “traffic mobility,” and do everything possible to ameliorate the negative impacts of local and regional traffic on Larkspur.

- Assure adequate transit service in Larkspur (bus, ferry, airport limousine) as alternatives to the auto.
- Improve the connections between the several parts of Larkspur and with neighboring communities, as well as access from Larkspur to the freeway.

Goals, Policies and Action Programs: The City’s Circulation Assessment Permit and traffic impact fee requirements are the tools for implementing many of the policies of the Circulation Element. Another tool is the City’s Capital Improvement Program, which identifies the City’s priorities for road and bridge improvements throughout the City. Capacity enhancing improvements specifically listed in the City’s Circulation Element have been completed on East Sir Francis Drake Boulevard between Larkspur Landing Circle (west) and Highway 101 as was the removal of the railroad trestle over that portion of the roadway. During August of 2006, the City also implemented its 2006 pavement rehabilitation project, which is an experimental project intended to extend the service life of the City’s streets, and improve their appearance and skid resistance. The project involves the application of “Cape Seal” to various neighborhood streets, a process and material designed to protect streets from damage caused by traffic, sun and water.

As noted above under the discussion of the Land Use Element, the City Council’s review and approval of the Central Larkspur Specific Plan (CLASP) was specifically guided by the General Plan policies. The Council in their discussions has weighed the various land use, housing, and circulation policies of the General Plan in an attempt to find a balance that best meets the various needs of the community.

Another issue that has been of concern to the Council over the past few years has been the proposed SMART rail extension with a terminus in Larkspur east of Highway 101. The Circulation Element (e.g., Policy v) supports the concept of public transit including a rail connection from the north via a grade separation with Sir Francis Drake Boulevard along the approximate alignment of the existing trestle. This support, however, is qualified in the Element with the City’s concerns regarding the impact of rail and its connection with the ferry terminal in terms of its potential to increase local traffic congestion (e.g., pages 80 and 82 of the Circulation Element and Policy v) and to impact the City’s quality of life (Goal 1 and 4). Further, the policies state that it is important for the City to work with other agencies to come up with a regional transit option that serves Larkspur, but does not adversely affect it. This has been the City’s intent over the years in its correspondence and discussions with SMART. Voters turned down the SMART tax proposal in fall of 2006; however, following the vote, SMART announced its plans to continue to pursue the project and voter approval. **Since that time, at the request of the City, there have been two joint meetings of the City Council and the SMART Board to discuss the City’s concern with the proposed Larkspur Train Station, for which no parking is proposed and some existing parking would be eliminated. To date, SMART has not addressed the City’s concerns relative to parking, traffic, and increased housing need in an area that is already built up at high density. SMART is proposing to place another measure on the ballot in November of 2008.**

A component of the SMART project includes the Cal Park Tunnel, which is partially located in San Rafael and partially in Larkspur, and is proposed to include both railroad tracks and a bicycle path. For purposes of the bicycle path link between San Rafael and Larkspur, planning for the tunnel has proceeded forward and the City has been involved in discussions regarding the tunnel and reviewed various construction level details.

In addition to participating in the Safe Routes to School Program, the City continues to work with the school districts and the Town of Corte Madera on the continuation of a local shuttle system that is designed to serve residents of both communities, especially students, in an effort to provide safe and efficient transportation and to ease the traffic congestion in the area.

Community Facilities and Services Element

Summary: The Community Facilities and Services Element provides an overview of the level of public facilities and related services in Larkspur now and in the future including the City's goals, policies, and action programs relative to its community facilities and services. The public facilities addressed in the Element include parks, schools and other public facilities such as police, fire, City Hall, and the City's corporation yard. Related services include recreation, education, childcare, and general city government. Fire and police *services* are addressed in the Safety section of the Community Health and Safety Element.

Major Themes:

- Provide park facilities and recreation programs for all age groups.
- Cooperate with the school districts to share resources and provide a high level of cultural, recreational, and community use of public buildings and lands. Preserve all existing school sites for future public use, giving school use the highest priority. Renovate and expand public buildings and facilities to meet growing demands for services over the next 20 years.
- Ensure the availability of quality childcare in Larkspur.

Goals, Policies and Action Programs: The City's Annual Budget and Capital Improvement Program are the primary tools for implementing the Community Facilities and Services Element of the General Plan and, within the City's funding abilities, it properly reflects the City's goal of providing park facilities and recreation programs for all age groups. Further, the City continues to work with the Town of Corte Madera to coordinate the use of facilities and services to better serve both communities. The cooperation with the school districts is exemplified in the continued use and maintenance of the jointly funded gymnasium at Hall Middle School and the ongoing discussions relative to similar joint ventures with the Tamalpais Union High School District.

The City continues to run a quality childcare program in cooperation with the Larkspur School District that is highly cherished by the community. Another ongoing joint venture is with the Town of Corte Madera in the development of a new Twin Cities Police Station that will require the relocation of the Larkspur Corporation Yard. During 2006 and early 2007, the City refined its options relative to the relocation of the Corporation Yard. **An environmental initial study and Mitigated Negative Declaration were prepared and approved by the Planning Commission**

in July of 2007 along with a recommendation for approval of the facilities. Design review of the facilities was approved by the City Council in August 2007.

Environmental Resources Element

Summary: The Environmental Resources Element includes an overview, as well as the goals, policies and programs of the City as they relate to open space and preservation of the natural environment, water conservation, water quality, and waste recycling.

Major Themes:

- Preserve and enhance open space features, including marshes and wetlands along San Francisco Bay and Corte Madera Creek, wildlife habitats, view corridors, and ridgelines. Maintain the Corte Madera and Southern Heights Ridges as open space and as community separators between Larkspur and Mill Valley and between Larkspur and San Rafael.
- Protect open space and shoreline/marsh conservation areas from any degradation that could result from public facility improvements such as roads, paths, sewers, or flood control projects.
- Reduce water consumption.
- Reduce the total volume of the city's waste stream.

Goals, Policies and Action Programs: The implementation of the Environmental Resources Element is ongoing with the implementation of the City's Zoning Ordinance and related zoning districts as well as the implementation of the California Environmental Quality Act as it applies to various projects. In January of 2006, the Planning Commission certified an Environmental Impact Report (EIR) for the Oak Road Merger/Subdivision project. The Central Larkspur Specific Plan EIR was certified in September at the time the CLASP document was approved. **An initial study was prepared and approved for the Twin Cities Police Station/Larkspur Corporation Yard project.**

As noted under the discussion of the Land Use Element, the City has participated in discussions regarding flooding issues within the Ross Valley Watershed, including clean up of Corte Madera Creek. Further, the City has been refining its methods of determining finished floor elevations for structures to be built within the 100-year flood zone. The City also continues to participate in Marin County Hazardous and Solid Waste Joint Powers Authority.

Community Health and Safety Element

Summary: The Community Health and Safety Element addresses safety and noise requirements required within the Government Code. It also includes air quality, which the Bay Area Air Quality Management District encourages be included within a community's General Plan. As stated in the introduction to the Element, "Community health and safety involves the protection of the community from natural hazards such as floods, earthquakes, landslides, and fires. It also involves protection from man-made hazards such as air pollution, noise, and hazardous materials. This chapter describes the scope of these hazards, as well as the actions that the City can take to eliminate or reduce the probability of these hazards leading to a major disaster. The overall purpose of this

Element is to protect the community from injury, loss of life, and property damage resulting from natural disasters and hazardous conditions.”

Major Themes:

- Do what the City can, within reason, to protect the community from injury, loss of life, and property damage resulting from natural disasters and hazardous conditions. Increase public awareness of flooding, seismic, landslide, fire, and other natural hazards, and of methods to avoid or mitigate their effects. Deter development in areas prone to such hazards.
- Protect Larkspur from accidental exposure to hazardous materials from spills, leaks, vapor releases, and improper or illegal storage and disposal.
- Reduce the adverse effects of noise upon persons living or working in Larkspur, especially the escalation of sound levels in areas where noise sensitive uses exist.

Goals, Policies and Action Programs: In 2006, the City embarked on developing its own Operational Area Hazard Mitigation Plan, which was approved by the City Council in August of 2007. Relative to flooding concerns, in addition to its participation in identifying improvements to the Ross Valley Watershed and refining its methods for determining finish floor elevations for structures within a flood zone, the City distributes and provides flood protection tips on its web site and informs local businesses and residents where sandbags may be obtained.

In addition, the City’s Building Code, Fire Code, Zoning Ordinance, and Resolution 05/04 which reaffirms the City’s Fire Safety Hillside Development Standards, are used as tools to implement the policies of the Element. Further, the application of the California Environmental Quality Act also serves as a tool to implement the Element’s policies particularly as they relate to geology, noise, and air quality.

Bicycle and Pedestrian Trails and Paths Element

Summary: The Bicycle and Pedestrian Trails and Paths Element is intended to provide the City with the vision to plan and secure a complete citywide system of trails and paths that link sections of Larkspur to one another and to neighboring communities and open space areas. The Element was developed in coordination with the Marin Countywide Trails Plan.

Major Theme:

- Make it easier to move around Larkspur without having to use a car. Provide safe, paved, bicycle and pedestrian paths to schools, shopping areas, recreation facilities, and open space preserves. Improve traffic safety for bicyclists and pedestrians.

Goals, Policies and Action Programs: Through the Capital Improvement Program, the City continues to improve on the City’s bicycle and pedestrian pathways. The approved Central Larkspur Specific Plan (CLASP) identifies pedestrian and bicycle links within the trail and path system that will connect to and through the CLASP area. Further, the General Plan Amendment approved in association with approval of the CLASP included revising the City’s Bicycle/Pedestrian Circulation Plan to expand the trail system as shown on the Plan and to reflect an existing trail that currently is not on the plan. Also, as noted in the discussion of the Circulation Element, the City

has participated in the planning for the Cal Park Tunnel, a planned bicycle pathway connection between the San Rafael and Larkspur. **In addition, in 2007, the Department of Public Works was successful in securing grant monies for multi-use path improvements along Doherty Drive, which serve both the middle and high schools located along that roadway.**

Housing Element

Summary: The Housing Element addresses the requirements of State Housing Law, but more importantly it addresses the needs of the City. The Element includes a housing needs analysis, a housing opportunities analysis, the City's vision, goals and objectives relative to housing, and the City's housing policies and implementing programs.

Major Themes (also the Housing Element Objectives):

- Enhance our sense of community by identifying shared responsibilities from all sectors within the community (government, business, neighborhoods, non-profits, etc.) that effectively address the City's housing needs.
- Promote equal housing opportunities for all persons and assure effective application of Fair Housing law.
- Assure that new housing is well designed and of an appropriate scale to enhance our neighborhoods and community as a whole. Protect and enhance the housing we have and ensure that existing affordable housing "at risk" of conversion to market rates will remain affordable.
- Promote the creation of housing near the workplace and establish non-residential use contributions to affordable workforce housing.
- Maintain a diverse population by providing a variety of choices in the type, size, cost and location of new housing and more efficient use of existing housing, including the creative and efficient use of vacant land and the redevelopment of built land within established development areas to support local transit and services, maximize sustainability, and help maintain our environment and open space.
- City seeks to provide its "Fair Share" of very-low, low and moderate-income housing and to ensure affordable housing remains affordable over a long term.
- Encourage well-designed, legal second units in all residential neighborhoods.
- Provide housing for population groups who require special assistance. Provide housing assistance for special needs and link housing to Health and Human Services programs helping meet the needs of seniors, people with disabilities, homeless and others.
- Be aggressive and creative in finding ways to increase ongoing local funding resources for low income special needs housing.
- Encourage energy conservation in housing.

- Take a proactive approach in sharing resources and making organizational changes to effectively create and respond to opportunities to achieve housing goals.

Goals, Policies and Action Programs: The policies and programs outlined in the Housing Element that are to be implemented on an ongoing basis continue to be implemented as the opportunities present themselves, such as providing housing information, implementing the City's design review procedures, the prohibition of condominium conversions due to the low rental vacancy rate, presale home inspections, update of the City's historic resources inventory, inspection of multi-family residences, and priority processing of applications that include affordable housing.

The City has also updated its Inclusionary Housing Ordinance to be consistent with the Housing Element and is in the process of considering additional updates to its parking and floor area ratio standards. The City's General Plan and Zoning regulations have been amended to encourage the construction of residential units above commercial and to allow for new housing to be considered on lands north of Corte Madera Creek. However, only one application has been filed for the construction of residential units above commercial and none have been filed for new housing on lands north of Corte Madera Creek, except for the Monahan/EAH and Sanitary District sites, which are accounted for separately in the Housing Element's Potential Housing Site table. An application for a General Plan Amendment was submitted for the McLaren property and the Council has indicated that they want the project to proceed with environmental review. Unfortunately, the City does not have control over when a developer applies for a project or when building permits are applied for following planning approvals.

Though an inclusionary requirement of 25 affordable units has been included in the approval of the 126 unit residential portion of the 2000 Larkspur Landing Project (aka as the Sanitary District Site), the applicant for the project applied twice for an Affordable Housing Alternative Equivalent Action to allow the purchase of a 23-unit apartment building located on Lower Via Casitas to be converted to a 24-unit rental project to meet 24 of the 25-unit affordable housing requirement for their project. The applicant's proposals were denied by the City Council due to the lack of resident support.

City Ordinance No. 948 that approved the Preliminary Development Plan for the 2000 Larkspur Landing Circle project requires that at least 25 of the units be affordable pursuant to Chapter 18.31 of the Larkspur Municipal Code. Section 18.31.040 provides that in "for sale" residential developments of 15 or more units, at least 20% of all units shall be affordable to low and moderate income households.

The following table summarizes the current status of residential development relative to the City's Housing Element for the period of the Housing Element January 1999 to December 2007:

Project	Unit Type	Tenure R=Rental O=Owner	Affordability by Household Income					Totals	
			Very-Low	Low	Mod	Above Mod	Total	Plng Appls	Bldg Pmts
Casitas de Larkspur	SF-attached	O				6	6	6	6 mkt rate
Monahan/EAH	SF/MF	O/R	19	4	1	23	47	47	12 mkt rate
Blue Rock Inn	MF	R	7	4			11	11	11
Second Units		R			4		4	4	3
Downtown-Vacant Sites								0	0
Downtown-Above Commercial	MF	R		2			2	2	2
North End Magnolia								0	0
N. of Corte Madera Creek								0	0
CLASP- Planning processing									
Sanitary District Property	SF-attached	O		12	13	101	126	126 Prelim & Precise Plan appr'd	
Tiscornia Winery								0	0
McLaren Property								0 Appl With- drawn	0
S.F. Market Rate Bldg Per'ts	SF	O				25	25	25	25 mkt rate
Totals			26	22	18	155	221	221	59
Regional Housing Need			56	29	85	133	303		

STAFF RECOMMENDATION

Accept CY 2007 Annual Report on the Larkspur General Plan and direct staff to send the Report to the State Office of Planning and Research and the State Department of Housing and Community Development.

Respectfully submitted, Nancy Kaufman, Planning Director