

**CITY OF LARKSPUR
NOTICE OF INSTALLATION OF STORY POLES
FOR THE
ROSE GARDEN PROJECT**

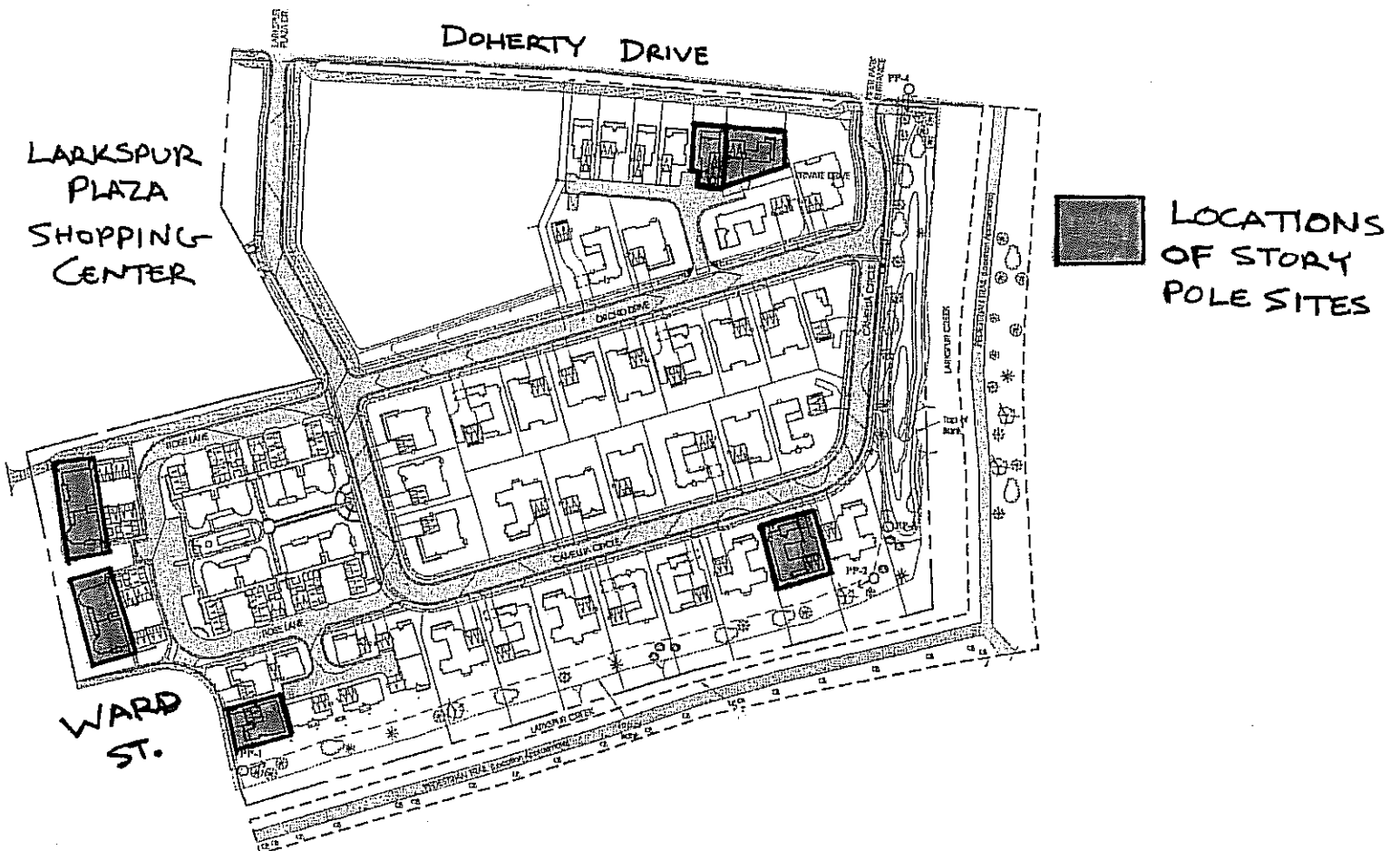
PROJECT APPLICANT: Larkspur Housing Partners, Inc.

PROPERTY OWNER: Irving Group, LLC

PROJECT LOCATION: 2 Ward Street (APN 022-110-45). The 16.8-acre site is bounded by Doherty Drive, Larkspur Plaza, Larkspur Creek on the east and south, and the former railroad right-of-way. (File: 08-54)

The purpose of this notice is to inform interested persons that story poles will be installed on the Niven Nursery site for a period of approximately two weeks starting on or about June 3, 2009 (No public hearings have been scheduled). Due to the vegetation and buildings on-site, story poles will be placed in only representative locations to provide the public with a general concept of the size and height of the proposed homes. Story poles will be placed to show: (1) the westerly side of the two proposed senior condominium buildings to be located on the west side of the property in the vicinity of the multi-use path; (2) a proposed senior cottage home to be located north of the east-west leg of Larkspur Creek adjacent to Ward Avenue; (3) a proposed single family home to be located on the south side of the property north of the east-west leg of Larkspur Creek in the vicinity of the north-south leg of the creek (viewing should be available from the Creek path); and (4) two of the proposed cottage homes to be located along Doherty Drive across from Hall Middle School. See map below. A copy of the story pole plan can be viewed in the Larkspur Planning Department during regular City Hall hours.

General Project Description: The Rose Garden Project proposes construction of 85 dwelling units plus six-second units on the former Niven Nursery site. The housing mix includes 6 cottages, 29 single-family homes, and 50 senior units (42 multifamily units/8 cottage units). 2.79 acres are to be either donated or dedicated land for a community facility/park. The project application includes a request for approval of the following: Precise Development Plan, design review, conditional use permit, tentative map, circulation assessment permit, heritage tree removal, archeological investigation, and development agreement.



POSTED DATE: May 29, 2009

Nancy Kaufman, Planning Director