

**CITY OF LARKSPUR  
COURTESY NOTICE OF CONTINUED  
PLANNING COMMISSION PUBLIC HEARING**

**PROJECT APPLICANT:** Larkspur Housing Partners, Inc.  
**PROPERTY OWNER:** Irving Group, LLC  
**PROJECT NAME/LOCATION:** The Rose Garden; 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: PD-Prec/DR/CUP/SUB/CAP/HT/DA 08-54):

**PURPOSE:** 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). 2.84 acres are to be either donated or dedicated land for a community facility/park. The project application requests approval of the following permits and actions:

- Amendments to the Preliminary Development Plan, Ordinance No. 962, to allow exceptions to the CLASP and changes in the Preliminary Development Plan pursuant to LMC Section 18.55.060 (SPA-PreIDPA)
- Precise Development Plan and Excavation/Fill Permit
- Tentative Map
- Design Review
- Use Permit for Senior Housing
- Circulation Assessment Permit
- Archaeological Investigation Permit
- Heritage Tree Removal Permit and Addendum to the Initial Study/Mitigated Negative Declaration
- Development Agreement

**Note:** This is a continued public hearing. The project application was previously reviewed by the Planning Commission at public hearings on June 23 and 25, 2009, at which time the Commission discussed issues related to grading, excavation, drainage, habitat restoration, and creek bank protection. The intent of this upcoming hearing is to review the applications for: Exceptions and Amendments to the CLASP and Preliminary Development Plan (Ordinance No. 962), Precise Development Plan, and Design Review, including review of the proposed buildings and related site improvements, such as landscaping, pathways, and fencing.

**PUBLIC HEARING:**

**DATE:** July 7, 2009  
**TIME:** 7:30 p.m.  
**HEARING BODY:** Larkspur Planning Commission  
**PLACE:** Larkspur City Hall Council Chambers  
400 Magnolia Avenue, 2<sup>nd</sup> Floor, Larkspur, CA

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, Section 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.

POSTED DATE: June 26, 2009

Nancy Kaufman  
Planning Director