
2.0 LAND USE

2.1 INTRODUCTION

The Land Use Chapter establishes the framework for the goals, policies and implementation Programs that will guide the Town's physical form and growth over the next 20 years. In addition to addressing the intensity and distribution of land uses, this chapter addresses other closely related topics, including Population, Demographics and Housing, and provision of public services and facilities.

2.2 HISTORIC LAND USE AND DEVELOPMENT IN CORTE MADERA

In 1834, John Reed was awarded a nine-square mile Mexican land grant, which stretched from the tip of the Tiburon peninsula to several miles northwest, and was designated as Rancho de Corte Madera del Presidio. Present-day Corte Madera lies within the boundaries of John Reed's Rancho. Soon after its occupation, gold discoveries brought squatters to the area. The National Homestead Act of 1862 led many of these people to establish small dairy farms on the grassy hillsides in the Rancho.



Completion of the North Pacific Coast railroad in 1875 was a turning point for the residents of the area. The railroad tunnel under Corte Madera Ridge (just south of the terminus of Tunnel Road) encouraged growth and development because it provided a fast and convenient connection to San Francisco. Hillside roads, trails, and small tracts for summer cottages were laid out and sold in the 1890s. In 1916 the citizens of Corte Madera voted in favor of incorporation.



Development continued, including filling in marshlands and reclaiming tidelands. Construction of the Redwood Highway (Highway 101) in 1929 and the opening of the Golden Gate Bridge in 1937 marked great changes in the area. Corte Madera's most significant growth period saw population increasing from 1,098 in 1940 to 8,464 in 1970. By the 1970s, however, community sentiment began to change, and citizen and government efforts lead to acquisition and dedication of regional open space areas and

ecologically sensitive lands in and around the Town, including the Corte Madera State Ecological Reserve.

Today, the Town of Corte Madera has a wide range of land uses and many distinct neighborhoods. It includes low-density residential development on steep tree-covered hillsides, as well as more urbanized residential lowland areas by San Francisco Bay. Commercial development is a significant economic factor for the Town, with two large regional shopping

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centers (The Village and Town Center), as well as older neighborhood commercial centers. Offices, parks, schools and other uses are also found in the Town. The physical forms of the Town offer interesting contrasts, from extensive marsh and tidal lands along San Francisco Bay to hillsides that provide gateways to Mount Tamalpais and regional open spaces of Marin County. This diversity in the built and natural environments helps define the land use character of the Town.

2.3 REGULATORY FRAMEWORK

California Government Code §65302(a) requires that the General Plan include a Land Use Element, which addresses

“the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan...”

Through diagrams and text, this Chapter defines the distribution, density and planned intensity of development throughout the Town, including residential, commercial, mixed-use and public uses. It also includes a Land Use Diagram which provides a graphic representation of land use distribution.

PLANNING BOUNDARIES AND TOWN SPHERE OF INFLUENCE

The Town of Corte Madera encompasses approximately 2,500 acres or four square miles. California Government Code §65300 requires a municipality’s general plan to address “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.” Additionally, the Town has identified a Sphere of Influence, a boundary including lands around the Town limits which may ultimately be provided with Town services or which may be annexed.

The Sphere of Influence for the Town includes all lands within the incorporated Town limits, as well as additional lands just beyond the Town limit line. In Corte Madera, there are only three areas in the Sphere of Influence beyond the Town limits:

- 1) A large area within San Francisco Bay, east of the Town limits,
- 2) Lands just beyond the southern Town limit near Tiburon and the Ring Mountain Open Space Preserve, and
- 3) The area encompassed by the Greenbrae Boardwalk area at the north edge of the Town near Highway 101 and the northern edge of the Corte Madera State Ecological Reserve.

The Town does not plan to annex any of these lands, which total approximately 400 acres, within the foreseeable future. The Town limits and Sphere of Influence are shown in **Figure 2.1**.

The effective Planning Area boundary for the General Plan is coterminous with the Town's Sphere of Influence. Policy documents from the surrounding cities and the County of Marin which address areas beyond the Sphere of Influence were also considered in preparing the Corte Madera General Plan. Of note is the boundary for Sanitary District No. 2, which provides services to the Town. The boundary includes all lands within the Town limit, as well as smaller portions of lands to the west, north and southeast of the Town.

ZONING ORDINANCE

The most recent Zoning Ordinance for Corte Madera was adopted by the Town Council in 1994 under Ordinance 785. The Zoning Ordinance is a primary tool for implementing the policies of the General Plan, and addresses physical development standards and criteria for the Town.

Government Code §65860 requires municipalities to maintain consistency between their Zoning Ordinance and their adopted General Plan. The relationship between the Zoning Districts established in the Zoning the General Plan Land Use designations are discussed in Section 2.5 of this chapter.

CORTE MADERA DOCUMENTS AND ORGANIZATIONS

Corte Madera Bayfront Vision Plan

In April 1994, a Steering Committee recommended a series of potential implementation programs for the improvement of bayside Corte Madera. The implementation actions included working with Caltrans on freeway exit signs, installation of Town identification signs, installation of freeway landscaping, installation of pedestrian and bicycle paths, preparation of a specific plan for the San Clemente/Paradise Drive commercial area and the Paradise Drive Shopping Center, and Tamal Vista Boulevard improvements.

San Clemente/Paradise Drive Specific Plan

The San Clemente/Paradise Drive Specific Plan was adopted by the Town Council in 1979. The Plan primarily addresses design issues for the "island" of land contained within the boundaries of Paradise Drive and San Clemente Drive. A draft update to the Plan was considered in 1999 to respond to 1989 General Plan policies and the Corte Madera Bayfront Vision Plan. The update was never adopted, and is readdressed in policies in Section 2.7 of this chapter.

Christmas Tree Hill Community Plan

The Christmas Tree Hill Community Plan was adopted by the Town in May 1992. It was established in response to the 1989 General Plan that called for preparation and execution of a work program to address planning and safety issues in the Christmas Tree Hill area. The Community Plan provides policy direction to the Town to respond to issues of residential

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development, view preservation, determination of property lines with respect to building setbacks, on-street parking, second residential units, and trail easements.

Neighborhood Planning (Homeowners Associations)

The Town has many homeowners associations, some of which consist of small, loose affiliations of homeowners in a particular neighborhood, while others are larger and more formal in their structure. Many of the active associations focus on maintenance of properties within their association boundaries, considering issues such as general neighborhood character, building additions, landscaping, storage of boats and vehicles, and similar issues. Other associations respond to issues as they arise within their particular neighborhood. Town representatives meet with the leaders of the homeowners associations on a regular basis to discuss issues of concern to the neighborhoods.

LOCAL DOCUMENTS AND ORGANIZATIONS

Marin County General Plan

The Town of Corte Madera is one of 11 incorporated cities and towns within Marin County. Marin County's unincorporated lands adjoin Corte Madera on its western border.

Marin County is in the process of updating its General Plan. Marin's Draft Countywide Plan focuses largely on sustainability with updated elements addressing current issues. Issues emphasized include: traffic congestion (specifically, Highway 101 during rush hour) and the expansion of public transportation systems; affordable housing needs; energy conservation; and the preservation of Marin's natural beauty.

Neighboring Cities General Plans

The Cities of Mill Valley and Larkspur and the Town of Tiburon are adjacent to Corte Madera. Due to their locations, each of these jurisdictions' General Plans is relevant to the Corte Madera General Plan. In particular, shared land-use related issues between Larkspur and Corte Madera include shared public school acreage, police services, and open space.

KEY LAND USE REGULATORY AGENCIES (LOCAL, STATE AND FEDERAL)

Association of Bay Area Governments

The Association of Bay Area Governments (ABAG) was established in 1961 to protect local control, plan for the future, and promote cooperation on area wide issues. ABAG is the regional representative of the Bay Area, and its members consist of all cities and counties in the Bay Area. As such, state and federal governments have designated ABAG as the official comprehensive planning agency for the Bay Area. Its Regional Plan provides a policy guide for Bay Area municipalities.

Bay Area Air Quality Management District

The Bay Area Air Quality Management District (BAAQMD) regulates air quality within the greater Bay Area. Among its responsibilities are preparation and implementation of air quality regulations and plans intended to reduce air pollutants.

Bay Conservation and Development Commission

The Bay Conservation and Development Commission (BCDC) was established in 1965 to prevent the unnecessary filling of San Francisco Bay and to increase public access to and along the Bay shoreline. BCDC has jurisdiction over development in shoreline areas within a band measured 100 feet landward of and parallel to the shoreline of the Bay.

Filling, dredging, new construction, major remodeling, changes in land use, and subdivisions within this area are subject to review and approval by BCDC. BCDC implements the San Francisco Bay Plan, originally adopted in 1968 and periodically updated, as its policy framework. The Plan focuses on water quality, size of the Bay, marshes and mudflats, and related issues.

California Department of Transportation

The California Department of Transportation (Caltrans) is responsible for interregional transportation services, including highways, railways and associated structures. Highway 101, which runs on a north-south alignment through Corte Madera, is a Caltrans maintained highway. Land use changes along the corridor are subject to review by Caltrans, among other governmental agencies.

California Public Utilities Commission

The California Public Utilities Commission (CPUC) regulates privately owned electric, telecommunications, natural gas, water and transportation companies.

California State Lands Commission

The State Lands Commission manages all lands owned and entrusted to the State. These include the beds of many rivers, sloughs, and lakes, as well as coastline and granted lands. The Commission issues permits and leases for use of State lands.

Regional Water Quality Control Board

The Regional Water Quality Control Board (RWQCB) regulates surface water pollution (wastewater discharge and stormwater runoff), dredging, and filling. RWQCB issues permits and requires monitoring for all activities that could impair the beneficial use of receiving waters.

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Federal Emergency Management Agency

As a participant in the National Flood Insurance Program (NFIP), Corte Madera is required to adhere to floodplain management policies that represent sound land use practices. The Federal Emergency Management Agency (FEMA), through the Federal Insurance Administration, administers the NFIP. FEMA produces Flood Insurance Rate Maps (FIRMs) for the communities participating in the NFIP, which identify flood hazard areas and restrict development in these areas.

California Department of Fish and Game

The Department of Fish and Game (DFG) is responsible for the conservation, protection and management of wildlife, native plants, and habitat of the State that are necessary to maintain biologically sustainable populations. It acts as advisor to other permitting agencies and enforces its own regulations. Permits issued to development projects by the Department of Fish and Game include Incidental Take Permits, for the taking of threatened and endangered species, and Streambed Alteration Agreements. The Department can also enforce against discharges into waterbodies that impact aquatic life.

US Army Corps of Engineers

The US Army Corps of Engineers (USACE) enforces the Clean Water Act and the Rivers and Harbors Acts. The Corps regulates the dredging or filling of the nation's navigable waters and wetlands. The Corps is the primary federal agency responsible for making wetland determinations and issuing permits for wetlands or water fill.

US Fish and Wildlife Service

The Fish and Wildlife Service (USFWS) regulates impacts to federally-listed endangered species and their habitats. Like the California Department of Fish and Game, the USFWS primarily acts as advisor to other permitting agencies, but also enforces its own regulations, including an ability to issue incidental take permits. It is generally involved in Army Corps of Engineers projects.

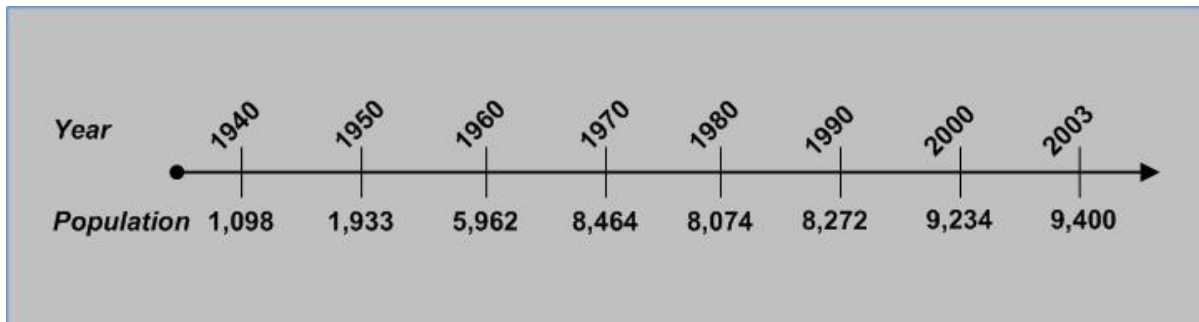
2.4 POPULATION, DEMOGRAPHICS AND HOUSING

The following is an overview of key population, demographic and housing information for the Town. Additional information is provided in the Town's adopted Housing Element.

POPULATION

Population changes in Corte Madera are summarized in Figure 2.2. Historic data shows that the most notable are increases during the 1950-1970 period, when the Town grew nearly 450 percent.

FIGURE 2.2.
POPULATION GROWTH OVER TIME IN CORTE MADERA



Source: California Department of Finance, 2004.

Table 2.1 Provides Population and Employment Projections for Corte Madera and Marin County:

TABLE 2.1
POPULATION AND EMPLOYMENT PROJECTIONS FOR
CORTE MADERA AND MARIN COUNTY

Location	2000	2005	2010	2015	2020	Change 2000-2020
Corte Madera Planning Area						
Population	9,234	9,400	9,500	9,700	9,800	+500 (5.4%)
Households	3,820	3,870	3,920	4,010	4,140	+ 320 (8.4%)
Average Household Size	2.43	2.43	2.42	2.42	2.37	- 0.06 (2.5%)
Employed Residents	5,100	5,300	5,400	5,500	5,700	+ 600
Jobs	9,110	9,410	9,710	9,990	10,270	+ 1,160
Jobs/Housing Ratio	2.38	2.43	2.48	2.49	2.48	+ 0.10
Marin County						
Population	250,400	259,900	267,900	272,400	275,400	+ 25,000 (10.0%)
Households	99,500	102,550	106,180	109,300	111,430	+ 11,930 (12.0%)
Average Household Size	2.43	2.45	2.44	2.41	2.39	- 0.04 (1.6%)
Employed Residents	140,400	148,100	156,200	162,400	167,100	+ 26,700
Jobs	123,510	32,180	136,800	143,590	150,510	+ 27,000
Jobs/Housing Ratio	1.24	1.29	1.28	1.31	1.35	+ 0.11

Source: Corte Madera Housing Element 2002

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While a balanced jobs:housing ratio is generally considered a positive factor for a community, the higher number of jobs in Corte Madera compared to residents results in increased local traffic congestion.

The Town's density and distribution of land uses in the future may contribute to air pollution and greenhouse gas emissions. Recent research at the time of this General Plan has found that there is a connection between both density and local jobs with vehicle miles traveled (VMT). Residents tend to drive less and shorter distances if job opportunities and shopping opportunities are close to where they live. Studies show that the number of VMT and vehicle trips tends to decline as accessibility, density and mixed land use increase in an urban environment.

According to the Association of Bay Area Governments (ABAG), the population of Corte Madera is projected to grow to just over 10,000 by 2025 (an average increase of 0.4% per year). The Housing Element projects that the greatest increases in population levels over the next 40 years will be among elderly and young adult households. The Marin Commission on Aging (MCA) predicts that by the year 2020, one third of Marin County residents will be over the age of 60.

The majority of households in Corte Madera (65%) are family households, and an additional 25% are persons living alone. Marin County and Corte Madera have lower average household sizes than other portions of the Bay Area. Household size in Corte Madera is currently 2.43 persons, which is identical to that for all of Marin County. This size is projected to decrease to 2.37 persons by 2020, while average household size in Marin County is projected to decrease to 2.39 persons.

INCOME

The median household income in Corte Madera in 2000 was \$79,839. The majority of households in Corte Madera are achieving moderate- and above moderate-income, and are headed by citizens between the ages of 35-54. The 2000 census estimated that 36% of existing Corte Madera households fell into the extremely low-, very low-, and low-income categories.

EMPLOYMENT

In the year 2000, 5,378 (58%) of Corte Madera's residents were employed. This ratio has stayed fairly constant over time and is similar to the ratio for Marin County as a whole.

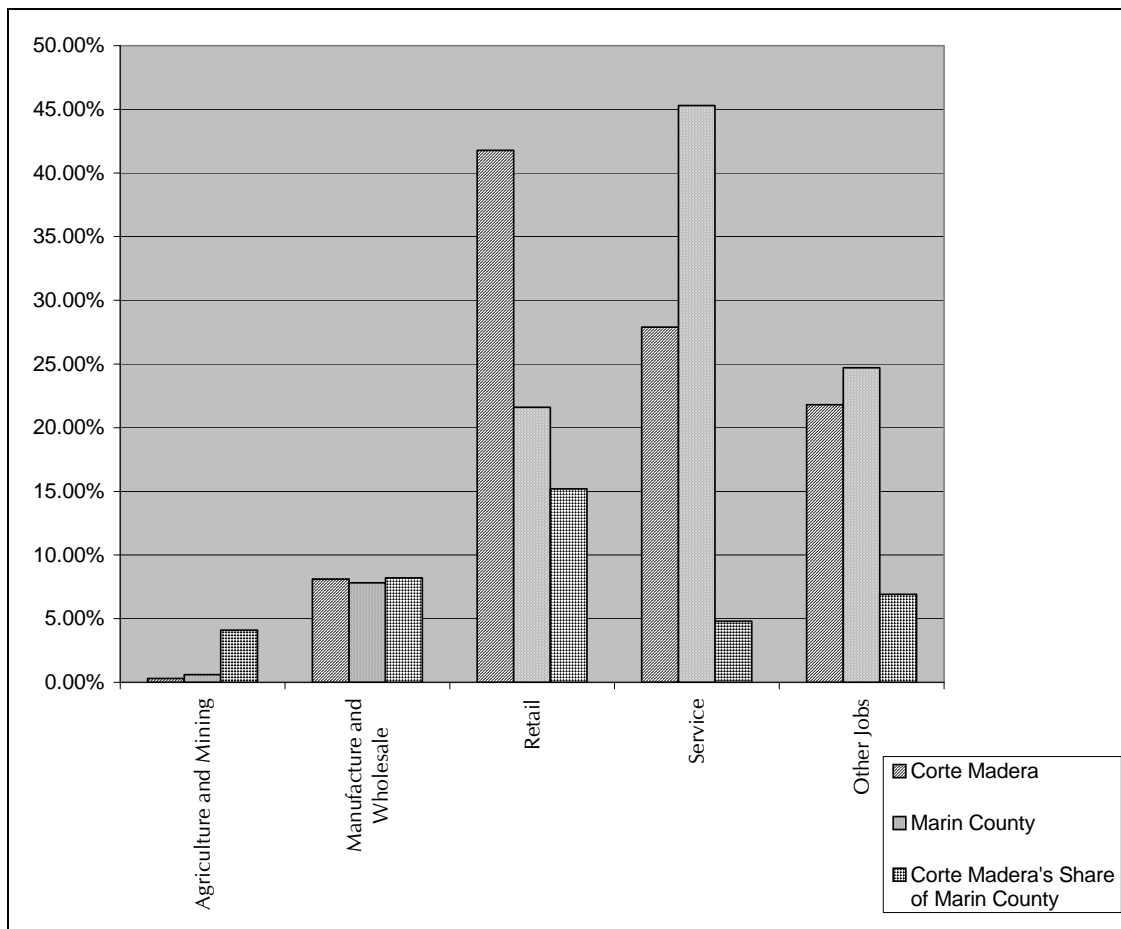
Differences exist, however, in total jobs. Corte Madera provided jobs for 9,630 people in 2000, almost twice the number of its employed residents and more than twice the number of its households. The majority of these jobs (approximately 42%) are in the retail sector (see Figure 2.3), and are filled by workers from outside of Corte Madera. The second largest, and fastest growing, sector is service, accounting for almost 28% of jobs. Agriculture and mining (0.3%) and manufacture and wholesale (8.1%) are minor sectors.

Marin County, in contrast, had fewer total jobs (123,000) than employed residents (141,000) in 2000. The dominant sector is service, (45% of jobs), followed by retail, which provides approximately 22% of County jobs. The agriculture/mining and manufacture/wholesale sectors are minor job sources.

ECONOMIC DEVELOPMENT

Corte Madera’s location is an advantage for its retail economy. Corte Madera has two freeway exits and shares a third with Larkspur, is within 10 miles of the Golden Gate Bridge, and has the first regional shopping centers north of San Francisco that have adequate parking and are perceived as being safe, clean, and well maintained.

**FIGURE 2.3
EMPLOYMENT CONDITIONS IN CORTE MADERA AND MARIN COUNTY**



Source: Background Report for the Town of Corte Madera General Plan Update

Corte Madera’s retail sector is the predominant influence on its economy, as well as the major generator of sales tax revenues to the Town. Two regional shopping centers dominate the retail environment: The Village at Corte Madera, and Corte Madera Town Center.

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Corte Madera's retail economy is constrained by limited space for new or expanded development. Given that the Town is essentially built out, there is limited room for additional large-scale commercial development. Existing commercial and office centers could be redeveloped if landowner and market interests support such actions. Corte Madera has recently seen more opportunity for success in small, high-end retail shops, as well as office and service sector developments.

Corte Madera's vacancy rate in retail and office commercial tends to parallel but stay below the San Francisco North Bay Area average. For example, Corte Madera currently (Summer 2004) has a 10% vacancy rate, while the North Bay Area has close to 17%. This reflects the Town's favorable conditions within the region.

HOUSING

Housing Stock

Corte Madera offers approximately 3,900 homes, 80% of which are single-family, detached houses. The majority of these were built between 1950 and 1970 (50.5%). More recently, an additional 189 units were constructed between 1990 and 2000, 81% of which were single-family and 19% of which were multi-family. Renovating the existing built environment, specifically existing residences, offers an opportunity for the Town to promote energy efficiency. Chapter 3 (Resource Conservation and Sustainability) and Chapter 5 (Community Design) of this Plan address energy conservation and green building principles in further detail.

Housing Types and Costs

The majority of housing units in Corte Madera are owner-occupied, single-family homes. **Table 2.2** represents existing housing types.

TABLE 2.2
EXISTING HOUSING TYPES (2000)

Jurisdiction	Single-family (percent)	Multiple- family (percent)	Owner- occupied (percent)	Renter- occupied (percent)	Vacant (percent)
Corte Madera	3,113 (80%)	793 (20%)	2,738 (71%)	1,038 (27%)	74 (1.9%)
Marin County	72,635 (69%)	32,622 (31%)	64,024 (61%)	36,626 (35%)	4,340 (4.1%)

Source: *Corte Madera Housing Element 2002*

In 2000, the median price for a single-family detached home in Marin County was \$599,000. The median price in Corte Madera was \$625,000. In the third quarter of 2000, rent for a one-bedroom unit in Marin County averaged \$1,334, and in Corte Madera averaged \$1,607.

Work-Force Housing

The average cost of homes and rental units in Marin County is high compared to income levels, and approximately 28,000 workers commute into Marin County daily.

Within Corte Madera, average wage rates do not allow the typical worker to purchase a home in the Town. Many of the Town's residents have higher wage rates tied to employment centers elsewhere in the Bay Area; approximately 85 percent of the employed residents in Corte Madera work outside the Town, and 48 percent work outside Marin County. Most of the people who work within Town commute in and out of Corte Madera daily to reach their jobs, causing high VMT and vehicle trips. Increasing the amount of work force and affordable housing is one way to reduce the number of job-related VMT. Encouraging higher density in the Town's built environment where appropriate and supporting housing that is affordable for the local workforce, are strategies to reduce criteria pollutants and greenhouse gas emissions

Housing Needs

ABAG determines each City's and County's "regional fair share" of the projected future housing needs for the Bay Area. These estimates are based on the overall regional housing need number as established by the State of California. ABAG allocates "fair shares" to local jurisdictions based on four factors:

- ◆ The vacancy rate in each town and its existing housing needs
- ◆ The projected growth in the number of households
- ◆ The local and regional income distribution
- ◆ The need for housing generated by local job growth.

Table 2.3 summarizes fair share housing needs as determined by ABAG.

TABLE 2.3
DETERMINATION OF FAIR-SHARE HOUSING NEEDS
(ABAG, JANUARY 1999 TO JUNE 2006)

Jurisdiction	Very Low Income Units (percent of total needs)	Low Income Units (percent of total needs)	Moderate Income Units (percent of total needs)	Above Moderate Income Units (percent of total needs)	Total Units Needed (percent of total County needs)
Corte Madera	29 (16.2%)	17 (9.5%)	46 (25.7%)	87 (48.6%)	179 (2.7%)
Marin County	1,241 (19.0%)	618 (9.5%)	1,726 (26.5%)	2,930 (45.0%)	6,515 (100%)

Source: *Corte Madera Housing Element 2002*

2.0 LAND USE

In addition to accommodating overall housing needs, Corte Madera is responsible for planning housing for special needs groups. These groups include the local workforce, seniors, people living with disabilities, farm workers, homeless persons, people with HIV/AIDS or other illnesses, people in need of mental health care, single parent families, single persons with no children, and large households. Special needs housing is often enriched to provide services that promote independent living.

Table 2.4 summarizes existing special needs housing, and is of particular relevance because of the anticipated increase in this population as society ages.

TABLE 2.4
SPECIAL NEEDS HOUSING IN CORTE MADERA AND MARIN COUNTY

Type of Household	Individuals in Corte Madera	Percent of Corte Madera Households
Seniors	815	21.3%
Large Households	226	5.9%
Single Females	610	16.0%
Single Females with Children	235	6.2%

Source: *Corte Madera Housing Element 2002*

HOUSING OPPORTUNITIES AND CONSTRAINTS

Land and development costs are higher in Corte Madera than in many other Bay Area municipalities. The amount of vacant land in the Town is limited. Most remaining lots are characterized by development-inhibiting properties such as steep slopes, irregular topography, Bay mud, or slide-prone areas. Costs for vacant land are estimated at approximately \$1 million per acre (Corte Madera Housing Element, 2002).

The Town's adopted Housing Element includes policies to provide additional sites for multiple-family housing, and to allow increased densities to make affordable housing feasible. Policies are included to promote mixed-use sites that can effectively provide higher-density housing opportunities. Additionally, infrastructure, services and utilities are available to adequately serve in-fill development in the Town.

Available Land and Ability to Meet "Fair Share" Housing Needs

The Background Report for the Corte Madera General Plan Update identified vacant lands within the Town. Within these areas, several sites were identified in the 2002 Housing Element as potential sites for affordable housing units in Corte Madera. These sites are listed in **Table 2.5**.

TABLE 2.5
POTENTIAL AFFORDABLE HOUSING SITES IN CORTE MADERA

Site	Potential	Current Use	Acreage Available for Development	Land Use Designation	Zoning	Potential Units
Wornum Drive Extension	High Potential	Undeveloped; wetlands present on site	1.4 acres	High-Density Residential	R-2, Multiple Dwelling; AHE-B – Affordable Housing	25 small housing units
San Clemente Drive/Paradise Drive Area	High Potential	Lumberyard and undeveloped	3.5 acres	Mixed Use–Commercial	C-4 Commercial AHMU – Affordable Housing Mixed Use	78 housing units
Old Corte Madera Square Area	High Potential	Single-family homes, apartments, and local-serving retail	25 acres	Mixed Use/Old Corte Madera Square	R-1 and R-2 Residential, C-1 Commercial AHO – Affordable Housing Overlay	20 housing units
Madera Bay Park	Moderate Potential (“Resource Site”)	Undeveloped; proximity to wetlands, Bay mud, and limited access	5.2 acres	Office	Office	128 housing units
Corte Madera Corporation Yard	Moderate Potential (“Resource Site”)	Corporation yard	1.25 acres	Public/Semi-Public Facilities	Public/Semi-Public	25 multi-family housing units
Robin Drive	Moderate Potential (“Resource Site”)	Undeveloped; slope condition, traffic, and safety issues	15+ acres	Low Density Residential and Open Residential	R-1, Medium Density and R-1-C, Open Residential	15 single-family detached units, with 7-8 second units if built as affordable second units

Source: Corte Madera Housing Element 2002

2.0 LAND USE

2.5 LAND USE DESIGNATIONS AND RANGE OF ALLOWABLE LAND USES

An inventory of existing land use was completed in 2002 as part of the analysis for production of the General Plan Background Report. The inventory was based in part on research conducted by Town staff in 2000, and includes additional fieldwork completed by the consulting team in 2001 and 2002. The results are shown below in Table 2.6.

TABLE 2.6
ACREAGE BY EXISTING LAND USES IN CORTE MADERA

Land Use	Number of Parcels	Area in Acres	% of Total
Commercial	96	118	5.0%
Industrial	4	9	0.4%
Institutional	19	42	2.0%
Office	33	25	1.0%
Mixed Use	6	4	0.2%
Multifamily Residential	580	58	2.0%
Single Family Residential	2,813	644	26.0%
Vacant	41	68	3.0%
Parks and Open Space	66	681	27.0%
Public Facilities	32	57	2.0%
Water Feature	31	789	32.0%
Total	3,721	2,495	100%

Source: Background Report for the Town of Corte Madera General Plan Update, 2002

LAND USE DESIGNATIONS

The Town of Corte Madera has identified 15 land use designations to describe typical land uses accommodated within the Town. The following designations are used to define the type, intensity, general distribution and general location of land uses proposed by the General Plan. While each designation identifies the intended range of land uses, the Zoning Ordinance will identify allowable, conditionally allowable and prohibited uses, as well as establishing development standards.

Residential Designations

Open Residential

Open Residential land use is intended for areas with special characteristics such as steep slopes or potentially unstable soils or geologic conditions. This designation is also intended for areas having special open space value due to their visual character or habitat resource potential, including site proximity to regional open space areas. Single-family houses and accessory residential uses with very low intensity characteristics (such as low parking generation) are allowed, including second residential units. Minimum lot size is five acres, but smaller existing parcels would not be precluded from developing one housing unit.

Minimum Lot Size: Five acres

Residential Development Density: From 0 to 0.2 dwelling units per gross acre

Approximate Population Density: Up to 2.5 persons per five acres, or up to 0.5 persons per acre

Applicable Zoning District: R-1-C (Open Residential District)

Hillside Residential

This residential designation applies to areas located in the Chapman Hill and Christmas Tree Hill areas of Town. These areas are generally characterized by unique development constraints, including steep slopes, ridgelines, limited accessibility, and limited infrastructure capacity. Development within these areas is limited to single-family homes and related accessory uses that have low intensity characteristics, including second residential units.

Minimum Lot Size: 20,000 square feet

Residential Development Density: From 0.2 to 2.2 dwelling units per net acre

Approximate Population Density: From 0.5 to 5.5 persons per acre

Applicable Zoning Districts: CTH (Christmas Tree Hill Overlay District); HLC (Hillside Land Capacity Overlay District); R-1-A (Low-Density Residential District); R-1-B (Very-Low-Density Residential District)

Low-Density Residential

Development within these areas is limited to single-family homes and accessory residential uses that have low intensity characteristics, including second residential units. Additionally, schools, day-care centers, places of religious assembly and nursing homes may be permitted. Minimum lot size is 7,500 square feet.

Minimum Lot Size: 7,500 square feet

Residential Development Density: From 0.2 to 6.0 dwelling units per gross acre

Approximate Population Density: From 0.5 to 14.5 persons per gross acre

2.0 LAND USE

Applicable Zoning Districts: R-1-A (Low-Density Residential District); R-1 (Medium-Density Residential District); CTH (Christmas Tree Hill Overlay District); BRNH (Baylands Risk Zone and Natural Habitat Overlay District)

Medium Density Residential

This designation applies to the majority of residential apartments in the Town, as well as to attached townhouse, duplex and triplex units. Critical factors for consideration in applying this designation include density, scale, mass, buffering, and provision of open space. Uses that are ancillary to multi-family residential uses include schools, day care centers, places of religious assembly, and nursing homes.

Minimum Lot Size: 8,000 square feet

Residential Development Density: From 6.0 to 11.0 dwelling units per gross acre

Approximate Population Density: From 13 to 25 persons per gross acre

Applicable Zoning Districts: R-2 (Low-Density Multiple-Dwelling District); BRNH (Baylands Risk Zone and Natural Habitat Overlay District); HLC (Hillside Land Capacity Overlay District).

High-Density Residential

This special, single-purpose designation is provided to encourage the development of affordable, work-force housing in Corte Madera. This designation is applied to areas where the developer is providing at least one half of the housing units to be affordable for lower-income households.

Minimum Lot Size: 8,000 square feet

Residential Development Density: From 11 to 25 dwelling units per gross acre, and up to 31.5 units per gross acre with a density bonus

Approximate Population Density: From 25 to 70 persons per gross acre

Applicable Zoning Districts: R-2 (Low-Density Multiple-Dwelling District); AHO (Affordable Housing Option Overlay); AHE (Affordable Housing Exclusive Overlay)

Commercial Designations

Local Serving Commercial

This designation includes retail and other services which meet the day-to-day needs of local residents. Uses include businesses usually found in neighborhood shopping centers such as grocery stores, drug stores, barbers, cleaners, and banks. Residential units and uses attracting other than local-serving customers may be permitted in local-serving commercial areas.

Floor Area Ratio: Up to 0.34

Applicable Zoning Districts: C-1 (Local Shopping District); AHMU (Affordable Housing Mixed Use District); PD (Planned Development Overlay District)

Region-Serving Commercial

This designation is intended for the Town Center shopping center which provides retail uses attracting customers from a wide geographic area as well as local-serving retail uses. Offices and personal services are included.

Minimum Lot Size: 10,000 square feet

Floor Area Ratio: Up to 0.34

Applicable Zoning districts: C-2 (Regional Shopping District); PD (Planned Development Overlay District)

Office

Medical and other professional and administrative offices and services are included in this designation. Small, accessory-level commercial uses, which support the principal office use, are allowed, such as small cafeterias and day care operations.

Minimum Lot Size: 8,000 square feet

Floor Area Ratio: Up to 0.34

Applicable Zoning Districts: O (Professional and Administrative Office District)

Mixed-Use Designations

Mixed Use Region-Serving Commercial

This designation is intended for The Village regional shopping center. It includes retail uses capable of attracting patrons from a wide geographic area. This designation affords opportunity for mixed uses, including outdoor plazas and seating areas, and space devoted to office, public services and community meeting facilities. Residential units may also be permitted. Accessory uses may include parking garages. Portions of the property developed in non-residential uses may be included in the calculations of residential development density. Portions of the property developed in residential uses may be included in the calculations of non-residential Floor Area Ratio.

Minimum Lot Size: 10,000 square feet

Non-Residential Floor Area Ratio: Up to 0.47

Residential Development Density: From 5.0 to 7.5, and up to 9.4 dwelling units per gross acre if the development proposal meets State requirements for density bonus

Approximate Population Density: From 11 to 17 persons per gross acre

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Applicable Zoning Districts: C-2 (Regional Shopping District); AHMU (Affordable Housing Mixed Use District); PD (Planned Development Overlay District); BRNH (Baylands Risk Zone and Natural Habitat Overlay District)

Mixed-Use - Gateway Area

This designation applies to the 4.5 acre WinCup property at the northeast corner of the intersection of Tamal Vista Boulevard and Wornum Drive. This designation is intended to allow the continued use of the existing office, manufacturing, warehouse, and storage activities of the land, or a similar but less intense commercial/storage use. Should the property be redeveloped the mixed land use designation encourages higher-density residential development in conjunction with local-serving commercial uses, to promote efficient use of land resources, pedestrian and bicycle friendly environment, minimization of the visual impact of parked automobiles, and promote the use of transit over the private automobile.

The Mixed-Use Gateway designation includes local-serving commercial uses (such as small retailers, restaurants, and cafes; spa, bicycle shop, convenience grocery stores; and residential support services such as dry cleaners, shoe repair, banks, and beauty saloons) and higher residential density uses combined in a single building or on a single site in an integrated development pattern.

Minimum Lot Size: 20,000 square feet

Non-Residential Floor Area Ratio: Up to 0.34

Residential Development Density: From 25.1 to 40.0 dwelling units per gross acre.

Approximate Population Density: 40 to 98 persons per gross acre.

Applicable Zoning Districts: M (Light Industrial), MUGD (Mixed Use Gateway District); PD (Planned Development Overlay District).

Mixed-Use: Old Corte Madera Square

This designation is intended for areas fronting on or near Old Corte Madera Square, where local-serving commercial uses (such as retailers, small restaurants, grocery stores, drug stores, beauty salons, cleaners and banks) and residential uses may be combined in a single building or on a single site in an integrated development pattern. A "single site" may include contiguous properties. Development standards will allow for flexibility in application of development standards, and reduced and shared parking based on the use mix. This designation is intended to encourage residential development in conjunction with local-serving commercial uses or redevelopment, to promote efficient use of land resources, pedestrian-friendly neighborhoods, minimization of the visual impacts of automobiles, and compatibility with the existing character of Old Corte Madera Square. Implementation of this approach shall be achieved through preparation of a Community Plan (Policy LU-1.4).

Minimum Lot Size: 8,000 square feet

Floor Area Ratio: Up to 1.0

Approximate Development Density: From 15.1 to 25.0, and up to 31.0 dwelling units per gross acre if it meets State requirements for density bonus

Approximate Population Density: From 33 to 70 persons per gross acre

Applicable Zoning Districts: C-1 (Local Shopping District); AHO (Affordable Housing Mixed-Use Overlay Zone); H-P (Historic Preservation Overlay District); also, the Town will amend the Zoning Code to include MRX (Mixed Use District)

Mixed-Use Commercial

This designation is intended to support infill activities, and site and building redevelopment of existing neighborhood commercial centers and along commercial corridors. Allowable uses include office, light industrial (non-manufacturing), and commercial services, as well as new housing developments. The designation is intended to encourage a variety of community activities and services to co-exist in close proximity to one-another (such as jobs, housing and services), thereby reducing the need for extensive automobile travel. Reduced parking standards may be allowed when the site is located within 0.25 mile of a transit stop.

Minimum Lot Size: 6,000 square feet

Floor Area Ratio: Up to 0.34

Approximate Development Density: From 15.1 to 25.0 dwelling units per gross acre, and up to 31.0 dwelling units per gross acre if meeting State requirements for density bonus

Approximate Population Density: From 33 to 70 persons per gross acre

Applicable Zoning Districts: O (Professional and Administrative Office District); C-1 (Local Shopping District); C-4 (Commercial Service District); M (Light Industrial District); AHMU (Affordable Housing Mixed Use District); PD (Planned Development Overlay District); BRNH (Baylands Risk Zone and Natural Habitat Overlay District); also, the Town will amend the Zoning Code to include MRX (Mixed Use District)

Public Use Designations

Public and Semi-Public Facilities

This designation includes uses that service a public or semi-public function, including public and private schools, places of religious assembly, and public buildings such as Town Hall and the California Department of Motor Vehicles. It also allows areas necessary for public service installations, including public and private drainage ways, retention ponds and flood control facilities, such as pump stations, floodgates and floodwalls, and other sites necessary for public facilities and services. Uses accessory to public facilities, including recreational pathways, are also allowed in this designation.

Minimum Lot Size: None

2.0 LAND USE

Floor Area Ratio: Up to 0.35

Applicable Zoning Districts: P/SP (Public and Semi-Public Facilities District); FC (Flood Control and Drainage Facilities District)

Parks

This designation includes publicly owned sites intended for active and passive recreation. Former railroad rights-of-way may be used for trails or parks.

Minimum Lot Size: None

Applicable Zoning Districts: POS (Parks, Open Space, and Natural Habitat District)

Open Space Designations

Water Bodies and Waterways

This designation is applied to San Francisco Bay, Corte Madera Creek, San Clemente Creek, and Town lagoons. It also allows certain public facility uses, such as pump stations, that are accessory to the particular water body or waterway. Public facility uses are required to relate to or enhance the habitat of waterways or water bodies, unless those uses are related to public safety, in which case they are permitted regardless of their relationship to habitat enhancement.

Minimum Lot Size: None

Applicable Zoning Districts: W (Waterbodies/Waterways)

Wetlands and Marshlands

This land use designation permits uses that relate to and enhance wetland habitat. A variety of properties may be included in this designation including, but not limited to, tidal and seasonal wetlands, miscellaneous open water areas, streams, sloughs, filled areas and developed or undeveloped uplands. Restoration areas are included for their potential for conversion into more ecologically valuable habitat. Areas with this designation may also be used as wetland mitigation sites for projects undertaken within Corte Madera or throughout the region.

Minimum Lot Size: None

Applicable Zoning Districts: Baylands Risk Zone and Natural Habitat Overlay District

Hillside Open Space

This designation includes undeveloped portions of ridges and hillsides, including Ring Mountain Preserve and Marin County Open Space District land, as well as private development areas such as Meadowcreek Station that are deed-restricted as open space. Activities in these areas are limited to low-intensity (i.e., non-structural) uses that do not detract from open space values; however, public safety and small public facility structures are permitted.

Minimum Lot Size: None

Applicable Zoning Districts: HLC (Hillside Land Capacity Overlay District)

Hillside Land Capacity Overlay*Hillside Land Capacity Boundary Line*

This boundary line, shown on **Figure 2.4**, the Land Use Diagram, marks the limits of the area to which the HLC Hillside Land Capacity Overlay Zoning district is applied. The HLC shall be applied to properties upslope of this line. The HLC district is applied to hillside parcels with a potential for being subdivided into two or more parcels, with a slope of more than ten percent, on known landslides or landslide-prone deposits and which comprise any part of the ridges, slide slopes or extensions or Corte Madera Ridge, Meadowsweet Ridge, or Tiburon Peninsula Ridge.

2.6 LAND USE DIAGRAM AND COMMUNITY PLAN STUDY AREA MAPS

GENERAL PLAN LAND USE DIAGRAM

The Town of Corte Madera General Plan Land Use diagram is presented in Figure 2.4. The Land Use Diagram identifies the location, distribution, and extent of all land uses within the Planning Area, and corresponds to the Land Use categories described in Section 2.4. The Approximate acreages for the General Plan Land Use designations are listed in **Table 2.7**.

TABLE 2.7.
ACREAGE BY GENERAL PLAN LAND USES

Land Use	Area in Acres	% of Total
Open Residential	43	2.00%
Hillside Residential	192	8.00%
Low-Density Residential	507	20.00%
Multi-Family Residential	38	2.00%
High-Density Multi-Unit Residential	1	0.04%

2.0 LAND USE

Land Use	Area in Acres	% of Total
Commercial Services	12	0.50%
Region-Serving Commercial	59	2.00%
Office	2	0.08%
Mixed Use: Old Corte Madera Square	5	0.20%
Mixed Use Commercial	79	3.00%
Public and Semi-Public Facilities	77	3.00%
Parks	93	4.00%
Water Bodies and Waterways	788	32.00%
Wetlands and Marshlands	440	18.00%
Hillside Open Space	159	6.00%
Total	2,495	100.00%

Source: General Plan Land Use Map, 2004

COMMUNITY PLAN STUDY AREA MAPS

Public Resources Code §21083.3 authorizes cities to adopt Community Plans to implement the General Plan in designated areas. A Community Plan is intended to provide more finite specification of the types of uses to be permitted, development standards (setbacks, heights, landscape, architecture, etc.), and circulation and infrastructure improvements. A Community Plan is adopted by resolution as a document of policies and standards.

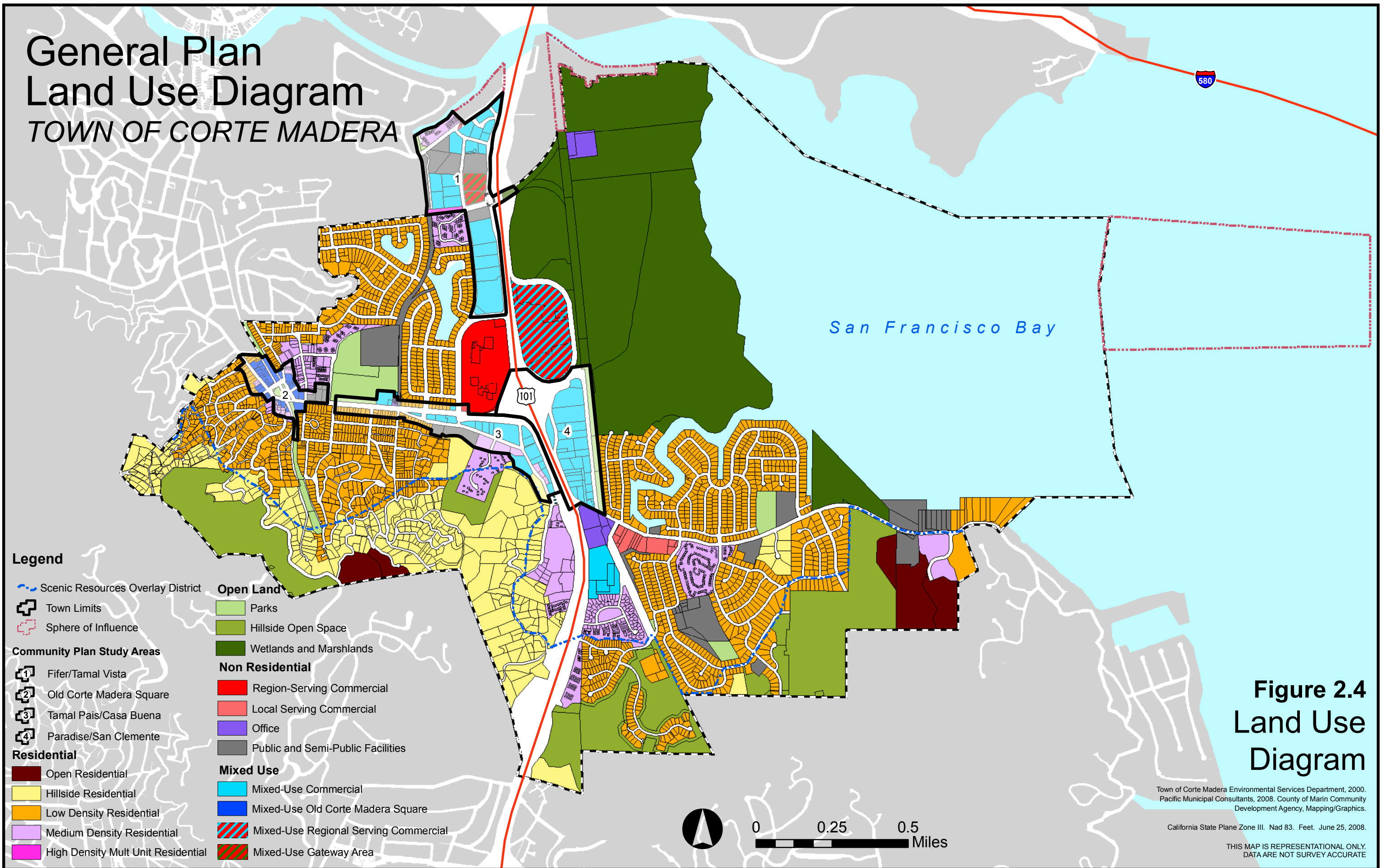
The Corte Madera General Plan identifies four areas for which Community Plans shall be prepared:

- ◆ Old Corte Madera Square Area
- ◆ San Clemente Drive/Paradise Drive/Koch Road Area
- ◆ Fifer/Tamal Vista Area
- ◆ Tamalpais Drive/Casa Buena Drive area

Figures 2.5, 2.6, 2.7 and 2.8 depict the study area boundaries within which Community Plans are recommended.

Detailed descriptions of the proposed Community Plans are included in the Goals, Policies and Implementation Programs described in Section 2.7.

General Plan Land Use Diagram TOWN OF CORTE MADERA



**Figure 2.4
Land Use
Diagram**

Town of Corte Madera Environmental Services Department, 2000.
Pacific Municipal Consultants, 2008. County of Marin Community
Development Agency, Mapping/Graphics.
California State Plane Zone III. Nad 83. Feet. June 25, 2008.
THIS MAP IS REPRESENTATIONAL ONLY.
DATA ARE NOT SURVEY ACCURATE

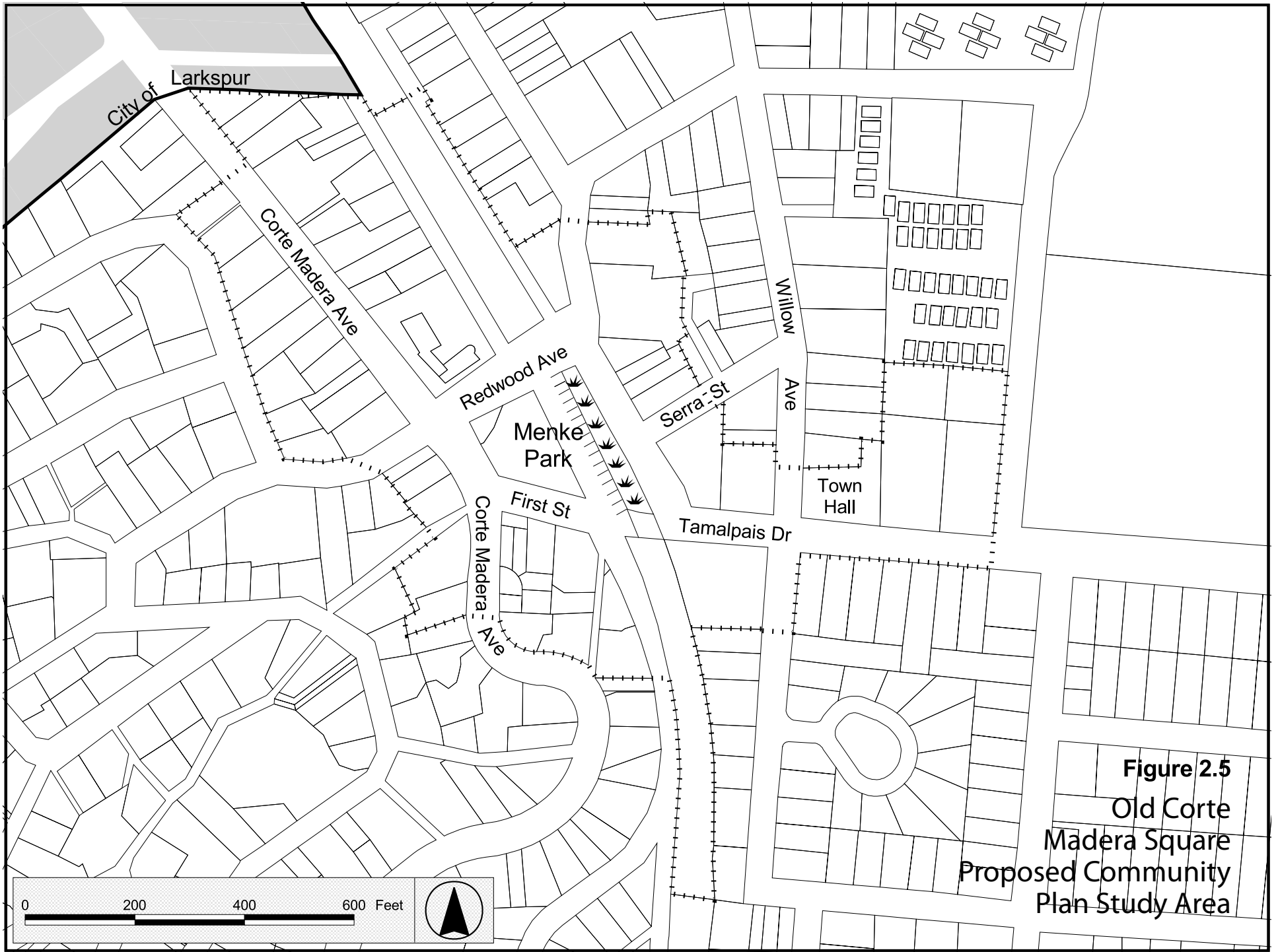


Figure 2.5
Old Corte
Madera Square
Proposed Community
Plan Study Area

Figure 2.6

San Clemente / Paradise
Proposed Community
Plan Study Area



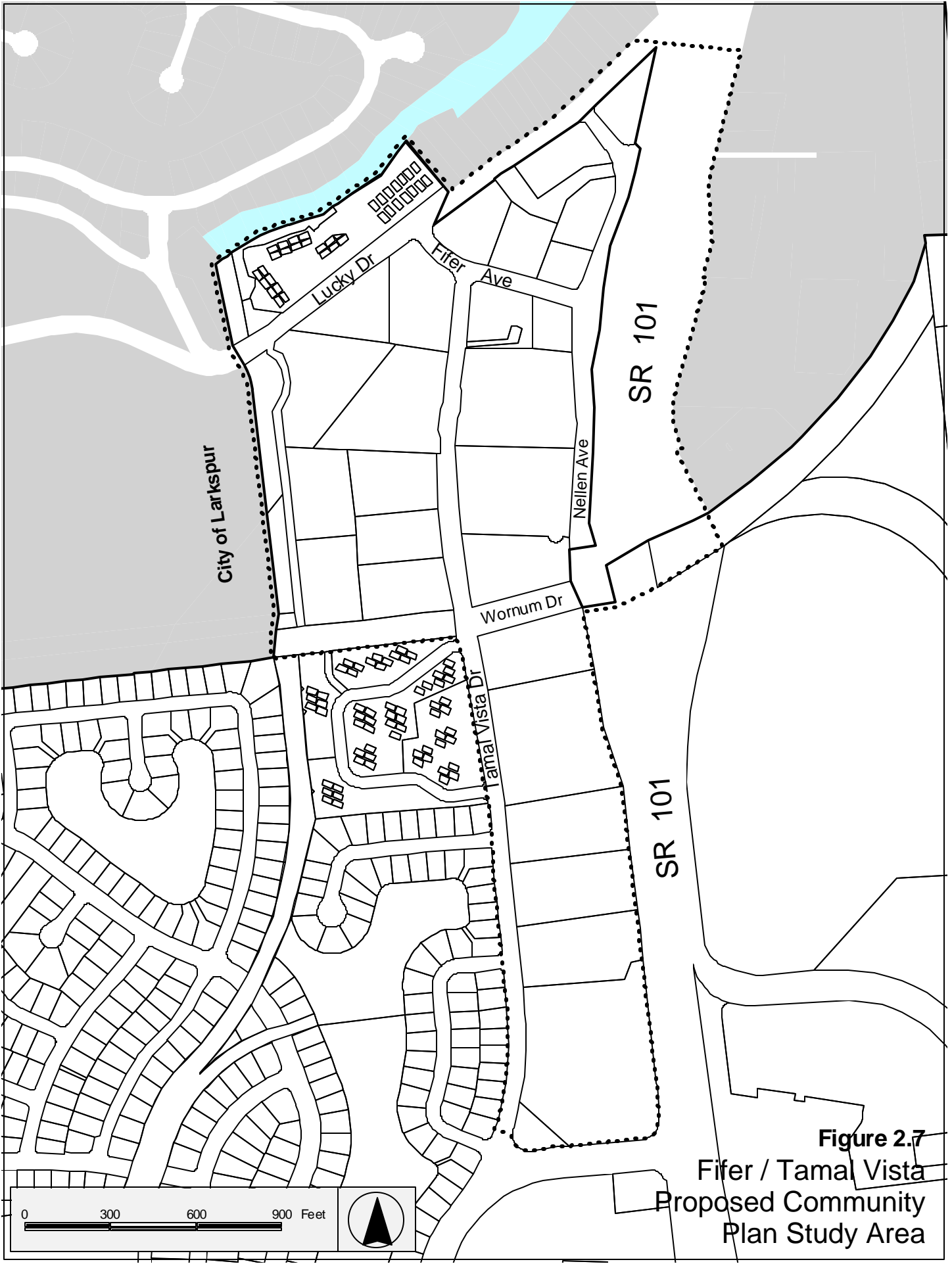


Figure 2.7
Fifer / Tamal Vista
Proposed Community
Plan Study Area

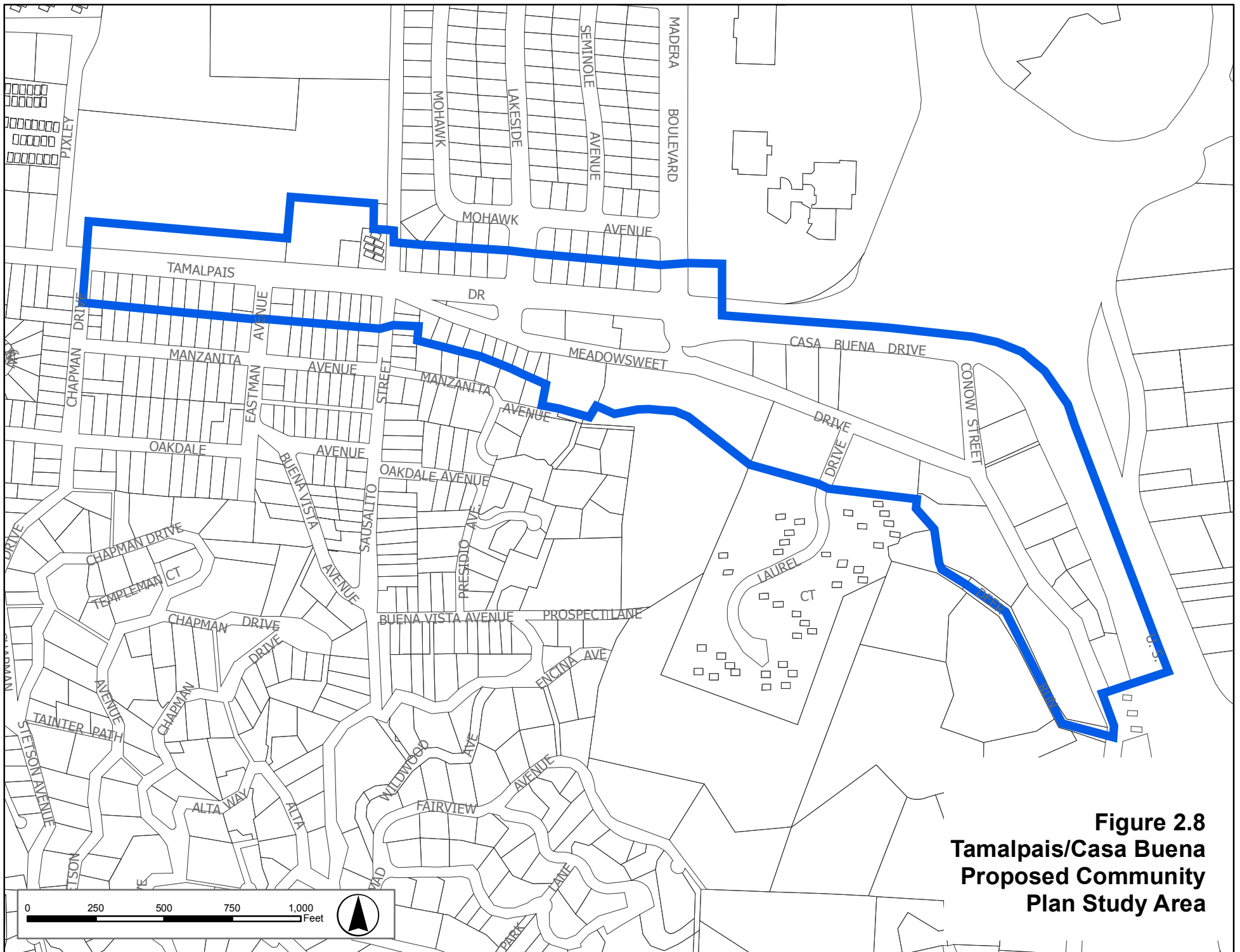


Figure 2.8
Tamalpais/Casa Buena
Proposed Community
Plan Study Area

2.7 GOALS, POLICIES AND IMPLEMENTATION PROGRAMS FOR LAND USE

GOAL LU-1

A mix and distribution of land uses that enhances community character and serves the needs of existing and future Town residents.

Land Use Policies and Implementation Programs:

POLICY LU-1.1

Maintain and implement the General Plan Land Use Diagram that describes the distribution and location of land uses prescribed by General Plan policies (see Figure 2.4). Land use designations are generalized groupings of land uses and titles that define a predominant land use type. Land use designations are defined in Section 2.5 of the General Plan. Only allow development that is consistent with the Land Use Diagram and the land use designations. All proposed projects must meet density, floor area ratio, and other standards governing the applicable land use designation.

Implementation Program LU-1.1.a Ordinance Revisions

Prepare and adopt revisions to the Municipal Code, including the Zoning and Subdivision Ordinances, that organize and update existing resolutions and ordinances of the Town to ensure consistency with the General Plan, including land uses, lot sizes and floor area ratios. Uses and structures made non-conforming by adoption of the General Plan will be allowed to be continued, and further addressed in the Zoning Ordinance update.

Responsibility:	Planning and Building Department
Timeframe:	Within two years of General Plan adoption
Resources:	General Plan Maintenance Fee

Implementation Program LU-1.1.b Mixed-Use Zone

Amend the Corte Madera Zoning Ordinance to add a Mixed-Use Zone to implement the Mixed-Use designations, and apply this Zoning to lands so designated on the Land Use Diagram. Corollary changes to parking provisions of the Zoning Ordinance shall also be made to ensure adequate set-aside of parking spaces for residential uses in mixed-use developments.

Responsibility:	Planning and Building Department
Timeframe:	Simultaneous with General Plan adoption
Resources:	General Fund/Staff time

2.0 LAND USE

Implementation Program LU-1.1.c Development Review

Continue the development and environmental review processes to ensure that General Plan policy provisions are evaluated and implemented.

Responsibility: Planning and Building Department
Timeframe: Ongoing
Resources: General Fund/Staff resources

Implementation Program LU-1.1.d Design Guidelines

Prepare and adopt Design Guidelines for the review of residential and non-residential development.

Responsibility: Planning and Building Department
Timeframe: Within three years of General Plan adoption
Resources: General Plan Maintenance Fee

Implementation Program LU-1.1.e General Plan Maintenance Fee

Adopt a surcharge fee to be applied to all development applications to fund the cost of maintaining and updating the General Plan, Specific Plans, chapters of the Municipal Code that regulate development (including the Zoning Ordinance), and developing Design Review guidelines.

Responsibility: Planning and Building Department
Timeframe: Within one year of General Plan adoption
Resources: General Plan Maintenance Fee/Staff Resources

POLICY LU-1.2

The development review process shall protect and enhance the character of the built and natural environments in Corte Madera.

Implementation Program LU-1.2.a Design Guidelines

(See Implementation Program LU-1.1.d, above)

POLICY LU-1.3

Provide high quality plan review and inspection services through the Town's Building division for all construction activities undertaken in the community.

Implementation Program LU-1.3.a Building Code Enforcement

Continue Building Code plan checking and inspection services.

Responsibility: Planning and Building Department
Timeframe: On-going
Resources: Building Permit Fees

*Community Plan Policies and Implementation Programs:***POLICY LU-1.4:**

Identify opportunities to achieve desired land uses and physical improvements in and around Old Corte Madera Square.

Policy Intent: The area surrounding Old Corte Madera Square, depicted in **Figure 2.5**, effectively serves as one of the "centers" of the Town. It achieves this in part through the many historic buildings that adjoin the Square (a reminder of the Town's development origins), in the varied retail and service establishments surrounding the Square, and by the primary focal and gathering point in the center of the Square, Menke Park. Community events are held at the Park, including the Town's annual Oktoberfest celebration.

The Town is committed to enhancing the area to promote pedestrian and bicycle activity and local businesses, and to improve circulation along the area roads. Circulation around Old Corte Madera Square is the focus of several policies included in Chapter 4 (Circulation). Physically, future development would occur as infill, consistent in scale and character with the existing buildings. Expansion of existing uses to include residential units would enhance the area's activity and provide additional housing opportunities. Future uses within the area should be considered in parallel with enhancement of opportunities for existing uses.

Implementation Program LU-1.4.a: Prepare Community Plan

Prepare a Community Plan for the Old Corte Madera Square area to achieve the following objectives:

Development Objectives:

- Recognize the significance of historic architecture around the Square when considering new development.
- Create opportunities for mixed retail, service, professional and residential land uses around the Square, including potential for development of affordable housing.
- Maintain a relatively low intensity of land use, similar in nature to current use in and around the Square, in order to preserve the established character in the area. Floor Area Ratios (FAR) shall not exceed a maximum FAR of 1.0, subject to Town review of development plans.
- Enhance the passive recreational value of Menke Park as a quiet, scenic resource.
- Create an environment to enhance business success around the Square.

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- Identify uses that will enhance the Square's attraction to Town residents.
- Develop a locational signage program and provide gateway elements.
- Utilize Design Guidelines for the Square area to maintain the diverse architectural styles found in the area and enhance the appearance of new development and rehabilitation of existing structures.
- Future development within the Community Plan boundaries shall minimize view impacts to properties with views of Mount Tamalpais and San Francisco Bay through thoughtful building design and placement.
- Undergrounding of utility lines.

Traffic, Bicycle, and Pedestrian Objectives:

- Improve traffic safety and flow around the Square.
- Improve pedestrian and bicycle safety in and around the Square.
- Improve the collective traffic, bicycle and pedestrian environment at the intersection of Redwood and Corte Madera Avenues. This shall include installation of accessible facilities for the disabled.
- Calm traffic around the Square, through methods such as placement of parking spaces, adding raised crosswalks, pedestrian islands, bulb-outs, pedestrian controlled traffic signals, or pedestrian resting places.
- Provide more convenient pedestrian access between Tamalpais Drive and First Street. This may also include evaluation of a one-way, east-bound street connection between First Street and Tamalpais Drive if pedestrian access and safety can be improved.
- Develop and implement a streetscape design program to enhance the pedestrian environment and create an engaging gathering place.

Responsibility: Planning and Building Department
Timeframe: Six Years
Resources: General Plan Maintenance Fee; General Fund

Implementation Program LU-1.4.b Interim Zoning Old Corte Madera Square Community Plan area.

Pending adoption of a Community Plan for the Old Corte Madera Square area, continue to implement the existing zoning in the proposed Community Plan area.

Responsibility: Planning and Building Department
Timeframe: On-going

Resources: Application Fees; General Fund

POLICY LU-1.5:

Identify opportunities to achieve desired land uses and physical improvements in the San Clemente Drive/Paradise Drive area.

Policy Intent: The San Clemente Drive/Paradise Drive area, depicted in Figure 2.6, effectively functions as the southern "gateway" point to Bayside Corte Madera from Highway 101. The area currently serves various commercial, office and light industrial uses. The areas along San Clemente and Paradise Drives are included in the 1979 Town-adopted Specific Plan that focuses primarily upon design issues. This area was subsequently considered in the 1999 Draft San Clemente/Paradise Drive Specific Plan to respond to 1989 General Plan policies and the Corte Madera Bayfront Vision Plan. The Draft Specific Plan was not adopted.

The Town is committed to encouraging mixed-use development in the area to more effectively showcase and link the area to adjacent commercial districts and residential neighborhoods. This includes recognition of the Town's commitment to providing opportunities for development of affordable housing. Additionally, the Town wishes to enhance San Clemente Drive with "boulevard" streetscaping. Physically, future development would largely occur as infill (renovations of currently-developed sites), as well as improvements such as pedestrian-oriented plazas, walkways, and circulation spaces.

Implementation Program LU-1.5.a: Prepare Community Plan

Prepare a Community Plan that encompasses lands in and around the San Clemente Drive/Paradise Drive area and which achieves the following objectives:

Development Objectives:

- Develop the San Clemente/Paradise Drive Commercial Area as the gateway to Bayside Corte Madera.
- Allow for the intensity of land use to be relatively intense compared to current uses. Higher floor-area ratios (FARs) may be allowed, compared to existing development within the Community Plan area, and could include substantial redevelopment of existing sites. Higher FARs would be allowed when there is a demonstrated and extraordinary benefit provided to the Town in terms of job creation, exceptional design character, and other criteria established in the Community Plan related to redevelopment of existing sites, and where traffic and other environmental impacts can be mitigated to acceptable levels.
- Integrate existing land uses with infill development where feasible.

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- Provide opportunity for development of housing as a means of reducing local-area vehicle trips.
- Provide locations for office and employment activities that are compatible with the district and surrounding residential neighborhoods, and consistent with underlying General Plan objectives for mixed uses.
- Provide sufficient commercial services for adjacent residential neighborhoods.
- Strengthen and upgrade the scenic quality of this area via improved maintenance and intensity of landscaping along the freeway edges, especially at the south and north entrances to the project area.
- Limit the size and height of freeway-oriented signage. Adopt design guidelines to improve the quality of signage in the Community Plan Area and reduce the collective visual clutter of freeway-oriented signs.
- Provide a clear implementation/phasing plan that creates a coherent image for the area upon the phased completion of Community Plan area improvements.

Traffic, Bicycle, and Pedestrian Objectives:

- Widen and redevelop San Clemente Drive as a tree-lined boulevard, with planted median, turning lanes, streetscaping, pedestrian and bicycle paths, while also preserving the functionality of the street as an arterial.
- Develop a central, pedestrian-oriented network of circulation linkages as the focus of the mixed-use district.
- Develop clear circulation linkages within the project boundaries, and access points to Highway 101 and adjacent streets and boulevards. This may include bicycle and pedestrian access across Highway 101 in the vicinity of the Tamalpais Drive interchange.
- Improve circulation within the area by installing medians and limiting the number of driveway encroachments onto San Clemente Drive.
- Develop bicycle linkages to the adjacent residential neighborhoods and to the bicycle lane across San Clemente Drive.
- Provide a high-quality pedestrian environment with wide sidewalks, safe street crossings, street trees, pedestrian plazas, ample site landscaping and pedestrian lighting. This shall include installation of accessible facilities for the disabled.
- Provide pedestrian and bike connections to the adjacent residential neighborhoods and mixed-use districts through enhancement of the Bayside Trail Park and open space system.

- Minimize drive-through, drive-in, and other land uses that generate high traffic volumes.

Responsibility: Planning and Building Department
 Timeframe: Three Years
 Resources: General Plan Maintenance Fee; General Fund

Implementation Program LU-1.5.b Interim Zoning San Clemente/Paradise Drive Community Plan area

Pending adoption of a Community Plan for the San Clemente/Paradise Drive area, continue to implement the existing zoning in the proposed Community Plan area.

Responsibility: Planning and Building Department
 Timeframe: On-going
 Resources: Application Fees; General Fund

POLICY LU-1.6:

Identify opportunities to achieve desired land uses and physical improvements in the Fifer Avenue/Tamal Vista Boulevard area.

Policy Intent: The Fifer Avenue/Tamal Vista Boulevard area, depicted in Figure 2.7, currently hosts a range of public facility, commercial service, and multi-family residential uses.

The Town is committed to enhance the scenic character of the area via improved maintenance and intensity of landscaping, as well as to link the existing uses to adjacent mixed-use districts and residential neighborhoods. Additionally, the Town has identified opportunities for high-density, multi-unit residential uses in the area. Future infill development within the area should be considered in parallel with enhancement of opportunities for existing uses.

The area may be impacted through changes to Highway 101 access. Planning and engineering studies conducted for the Highway 101/Sir Francis Drake Boulevard interchange may result in other interchange upgrades and modifications. Presently, the Town of Corte Madera, City of Larkspur and Marin County have agreed to a preliminary design that would create a full diamond interchange at Wornum Drive, and which would remove ramps to Fifer Avenue from the Highway. If such changes occur, they would have significant implications to vehicle access and land use opportunities in the Fifer Avenue/Tamal Vista Boulevard area, and should therefore be carefully considered in any final land use approach considered by the Town.

Implementation Program LU-1.6.a: Prepare Community Plan

Prepare a Community Plan that encompasses lands in and around the Fifer Avenue/Tamal Vista Boulevard area and which achieves the following objectives:

2.0 LAND USE

Development Objectives:

- Encourage infill development that is consistent with underlying General Plan objectives for mixed uses.
- Allow for the intensity of land use to be relatively intense compared to current uses. Higher floor-area ratios (FARs) are anticipated compared to existing development within the Community Plan area, and could include substantial redevelopment of existing sites. Higher FARs would be allowed when there is a demonstrated and extraordinary benefit provided to the Town in terms of job creation, exceptional design character, and other criteria established in the Community Plan, and where traffic and other environmental impacts can be mitigated to acceptable levels.
- Provide locations for office and employment activities that are compatible with the area and surrounding residential neighborhoods. Consider provisions for multi-family residential use.
- Upgrade the scenic quality of the area via improved maintenance and intensity of landscaping.
- Limit the size and height of freeway-oriented signage. Adopt design guidelines to improve the quality of signage in the Community Plan Area and reduce the collective visual clutter of freeway-oriented signs.
- Provide a clear implementation/phasing plan that creates a coherent image for the area upon the phased completion of Community Plan area improvements.

Traffic, Bicycle, and Pedestrian Objectives:

- Develop clear circulation linkages and access points to adjacent streets and boulevards, and between developments.
- Develop a central, pedestrian-oriented network of circulation linkages as the focus of the district.
- Develop clear circulation and bicycle linkages to the adjacent residential neighborhoods.
- Provide a high quality pedestrian environment with wide sidewalks, safe street crossings, street trees, pedestrian plazas, ample site landscaping and pedestrian lighting. This shall include installation of accessible facilities for the disabled.
- Improve upon Highway 101/Fifer Avenue vehicle circulation safety patterns.

Responsibility: Planning and Building Department

Timeframe: Following resolution of the Highway 101 interchange study for Sir Francis Drake Boulevard.
 Resources: General Plan Maintenance Fee; General Fund

Implementation Program LU-1.6.b Interim Zoning Fifer Avenue/Tamal Vista Boulevard Community Plan area

Pending adoption of a Community Plan for the Fifer Avenue/Tamal Vista Boulevard area, continue to implement the existing zoning in the proposed Community Plan area.

Responsibility: Planning and Building Department
 Timeframe: On-going
 Resources: Application Fees; General Fund

POLICY LU-1.7:

Identify opportunities to achieve desired land uses and physical improvements in the Tamalpais Drive/Casa Buena Drive area

Policy Intent: The Tamalpais Drive/Casa Buena Drive area, depicted in Figure 2.8, is an important gateway to the community. The Town Center shopping center is aesthetically attractive and commercially strong, and there is a slow revitalization trend among other commercial properties in the area. However, a number of retail and service buildings in the area are near the end of their economic life and are marginally blighted. Also the area is part of the US 101 Corridor Study of ramps and interchanges from Tamalpais Drive through Sir Francis Drake Boulevard. The Tamalpais Drive/Highway 101 intersection and overpass may be rebuilt as a part of the Corridor study during the life of this General Plan. A Community Plan that includes a program of public improvements and zoning incentives will accelerate the revitalization of this area.

Implementation Program LU-1.7.a: Prepare Community Plan

Prepare a Community Plan that encompasses lands in and around the Tamalpais Drive/Casa Buena Drive area and which achieves the following objectives:

Development Objectives:

- Encourage infill development that is consistent with underlying General Plan objectives for mixed uses.
- Encourage new opportunities for residential development.
- Allow for the intensity of land use to be relatively intense compared to current uses. Higher floor-area ratios (FARs) are anticipated compared to existing development within the Community Plan area, and could include substantial redevelopment of existing sites. Higher FARs would be allowed when there is a demonstrated and extraordinary benefit provided to the Town in terms of job creation, exceptional design character, and other criteria

2.0 LAND USE

established in the Community Plan, and where traffic and other environmental impacts can be mitigated to acceptable levels.

- Provide locations for office and employment activities that are compatible with the area and surrounding residential neighborhoods.
- Emphasize high quality architectural and landscape design.
- Provide a clear implementation/phasing plan that creates a coherent image for the area upon the phased completion of Community Plan area improvements.

Traffic, Bicycle, and Pedestrian Objectives:

- Develop clear circulation linkages and access points to adjacent streets and boulevards, and between developments.
- Develop clear circulation and bicycle linkages to the adjacent residential neighborhoods.
- Provide a high quality pedestrian environment with wide sidewalks, safe street crossings, street trees, pedestrian plazas, ample site landscaping and pedestrian lighting. This shall include installation of accessible facilities for the disabled.
- Improve upon Highway 101/Tamalpais Drive/Casa Buena Drive vehicle circulation safety patterns.

Responsibility: Planning and Building Department
Timeframe: Following resolution of the study for the Highway 101/Tamalpais Drive interchange.
Resources: General Plan Maintenance Fee; General Fund

Implementation Program LU-1.7.b Interim Zoning Tamalpais Drive/Casa Buena Drive Community Plan area

Pending adoption of a Community Plan for the Tamalpais Drive/Casa Buena Drive area, continue to implement the existing zoning in the proposed Community Plan area.

Responsibility: Planning and Building Department
Timeframe: On-going
Resources: Application Fees; General Fund

POLICY LU-1.8

Establish a sense of entry to the Town at key locations through the construction of gateway monumentation.

Implementation Program LU-1.8.a: Town Gateways

Construct gateways (such as planters with signage, free-standing signage, decorative medians, use of flowering trees, etc.) at key entry points to the Town. Such locations can include, but are not limited to:

- Along San Clemente Drive (for traffic leaving the Tamalpais/Highway 101 interchange)
- Along Tamalpais Drive (for traffic exiting the Highway and heading west on Tamalpais Drive)
- Fifer Avenue near Highway 101 (for traffic exiting the Highway)
- Corte Madera/Redwood Avenue (for traffic entering the Town from Larkspur)
- Corte Madera Avenue (for traffic entering the Town from Mill Valley)
- Paradise Drive (for traffic entering the Town from Tiburon)

Where such features are constructed on private property, the Town shall seek offers of dedication of the sites from the property owners.

Responsibility:	Public Works Department
Timeframe:	Over the next ten years
Resources:	Building Permit Fees; General Fund

POLICY LU-1.9

Preserve those areas designated for medium- and high-density residential development by discouraging General Plan amendments and rezoning actions that would reduce planned residential densities.

Implementation Program LU-1.9.a: General Plan Amendments

General Plan amendments and rezoning actions that would reduce residential densities may only be approved subject to findings that such actions would not be detrimental to overall Town housing goals, or where the loss of potential housing is mitigated through a corollary action of the application.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	Application fees

POLICY LU-1.10

Coordinate with Marin Municipal Water District to assure the availability of water supply and distribution facilities for all development approvals

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Implementation Program LU-1.10.a: Water Availability Verification

In cooperation with Marin Municipal Water District develop and implement a policy to require verification of water supply and distribution facilities for all new construction.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	Application fees

GOAL LU-2

A variety of safe, pleasant, well-maintained and distinctive residential neighborhoods.

Residential Development Policies and Implementation Programs:

POLICY LU-2.1

Residential development shall be consistent with the density ranges included in the Land Use Diagram. Lower densities may be permitted only when the decision making body makes a finding that the density reduction will not prevent the Town from achieving its goals for very low-, low-, and moderate-income housing as defined in the Housing Element. Higher densities shall be permitted consistent with the State density bonus requirements.

Implementation Program LU-2.1.a Housing Findings

The decision making bodies in the development and environmental review processes shall make findings of fact determining that reduced density will not prevent the Town from achieving its goals for very low-, low-, and moderate-income housing as defined in the Housing Element.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	Application Fees; General Fund

POLICY LU-2.2

Provide for the development of new housing to meet the diverse economic and physical needs of existing residents and projected population capacity.

Implementation Program LU-2.2.a: Implement Housing Element

Implement the Goals, Objectives, Policies, and Implementing Programs of the adopted Town of Corte Madera Housing Element.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	General Fund

Implementation Program LU-2.2.b: Provide a Variety of Housing Types and Affordability

Strive to promote a mix of housing types, densities, affordability levels, and designs. Promote innovative housing approaches by working with developers to explore “non-traditional” methods to finance, design, and construct different types of housing to meet local needs.

Responsibility: Planning and Building Department
Timeframe: On-going
Resources: General Fund

Implementation Program LU-2.2.c: Workforce Housing

Promote workforce housing through the provision of programs to enable and encourage employees who work in Corte Madera to live in Town.

Responsibility: Planning and Building Department
Timeframe: On-going
Resources: General Fund

POLICY LU-2.3

Protect and conserve the existing housing stock and existing residential areas. Require owners to maintain their properties in good condition and appearance and to eliminate unsafe and unhealthy conditions. Protect residents and maintain the housing stock by enforcing the Zoning Ordinance and the building, housing, and fire codes for all types of residential units.

Implementation Program LU-2.3.a: Code Enforcement

Continue zoning, building and fire code enforcement to ensure compliance with development and maintenance regulations as well as health and safety standards.

Responsibility: Planning/Building and Fire Departments
Timeframe: Ongoing
Resources: General Fund

Implementation Program LU-2.3.b: Property Maintenance Ordinance

As part of the project to update the Zoning Ordinance, adopt a Property Maintenance Ordinance that will authorize the Town to abate poorly maintained properties.

Responsibility: Planning and Building Department
Timeframe: Two years
Resources: General Plan Maintenance Fee

POLICY LU-2.4

Ensure that new residential development and upgrades to existing residential development are compatible with existing neighborhood character and structures.

Implementation Program LU-2.4.a: Development Compatibility

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Require that new single-family, residential mixed-use, medium-density and high-density residential development and upgrades to existing residential development are of high quality and in accordance with the Housing Chapter, Resource Conservation and Sustainability Chapter, and Community Design Chapter of the General Plan, and with Town adopted Design Guidelines.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	Application Fees

POLICY LU-2.5

Encourage property owner reinvestment in upgrades to existing residences and related property improvements.

Implementation Program LU-2.5.a: Property Upgrades

Support upgrades to existing residential structures when consistent with the General Plan and Zoning Ordinance, the Town development standards and the Design Guidelines.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	Application Fees

POLICY LU-2.6

Maintain the full range of public services to support safe, healthy and visually attractive residential neighborhoods.

Implementation Program LU-2.6.a: Public Services

Continue to provide necessary public support services to residential neighborhoods

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	Staff resources; General Fund

POLICY LU-2.7

Residential Districts shall provide for a range of supporting services to meet special community needs, such as schools, places of religious assembly, day care operations and quasi-public uses and activities. Most non-residential uses, particularly for activities that may present questions of potential land use incompatibility within a residential neighborhood, should be considered by conditional use permit. In no instance shall a supporting service use be allowed in a residential neighborhood if it would create an unsafe traffic or public safety condition.

Implementation Program LU-2.7.a: Allowed and accessory Uses

Amend provisions of the Zoning Ordinance to specify the range of allowed and accessory uses in residential zones, including those uses which would require approval of a conditional use permit.

Responsibility: Planning and Building Department
 Timeframe: Within two years
 Resources: General Plan Maintenance Fee

POLICY LU-2.8

Views shall be considered when evaluating new residential development proposals, including additions to existing homes, consistent with Community Design Policies CD-1.4 and CD-1.5. View preservation shall be balanced with a property owner’s right to develop.

Implementation Program LU-2.8.a: Municipal Codes

Amend Municipal Code sections of the Tree Ordinance (Chapter 5.50) relative to view preservation and adopt Design Guidelines addressing views. Such actions should coincide with policy direction for views contained in Chapter 5 (Community Design) of the General Plan.

Responsibility: Planning and Building Department
 Timeframe: Two to three years
 Resources: General Plan Maintenance Fee

POLICY LU-2.9

Support establishment of home occupations.

Implementation Program LU-2.9.a: Home Occupations

Continue to allow qualifying home occupations by administrative permit. Additionally, support home occupations by promoting technological improvements and upgrading of utility services when considering residential development projects, including high-speed data lines and videophones.

Responsibility: Planning and Building Department
 Timeframe: On-going
 Resources: Staff resources

Low-Density Residential Development Policies and Implementation Programs:

POLICY LU-2.10

The Town’s predominant land use theme and character of low-density residential neighborhoods shall continue to be emphasized and supported through Town land use actions. Key characteristics of the Town’s low-density residential development include quality design and construction, variety in architectural styles, and modest scale. Public and

2.0 LAND USE

private development and remodeling proposals as well as infrastructure projects, shall comply with the Town FAR Ordinance, and the Design Guidelines, once adopted.

Implementation Program LU-2.10.a: Town Design Guidelines

Adopt and apply Town Design Guidelines.

Responsibility:	Planning and Building Department
Timeframe:	Three years
Resources:	General Plan Maintenance Fee

Implementation Program LU-2.10.b: Floor Area Ratio Standards

Continue to apply the Floor Area Ratio standards of the Zoning Ordinance to achieve appropriate building size and scale for single-family residential development.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	Application Fees

Medium and High-Density Residential Development Policies and Implementation Programs:

POLICY LU-2.11

Provide for housing affordable to all income categories.

Implementation Program LU-2.11.a: Support Housing

Continue to support provision of housing for all income categories, particularly affordable housing and higher density housing, consistent with policies of the adopted Housing Element.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	General Fund

POLICY LU-2.12

Lands designated Medium Density Residential, High Density Residential or Mixed Use shall be located in proximity to a range of supporting services and activity centers, including transit stops, schools, commercial centers, employment centers and parks.

Implementation Program 2.12a: Location of High Density Sites

Designate Medium-Density Residential, High-Density Residential and Mixed Use lands on the Land Use Diagram in accordance with this Policy.

Responsibility:	Planning/Building Department and Town Council
Timeframe:	On-going

Resources: General Fund; General Plan Maintenance Fee

POLICY LU-2.13

Support medium and high density when properly designed.

Implementation Program LU-2.13.a: High Density Housing Design

Support medium and high density and mixed-use residential development proposals when the size, scale and design of the projects are consistent with Town housing and design policies, and where consistent with character of surrounding neighborhoods.

Responsibility: Planning and Building Department
 Timeframe: On-going
 Resources: Application Fees

Mixed-Use and Commercial Development Policies and Implementation Programs:

POLICY LU-2.14

Support commercial, mixed-use and high density residential uses when consistent with Town objectives for development, including provision of necessary public services and infrastructure.

Implementation Program LU-2.14.a: Avoidable Impacts

Where a commercial or mixed-use development proposal is found to result in one or more of the following adverse impacts, the Town may modify the proposal by 1) reducing project intensity or density, and/or 2) ensuring the project developer mitigates the impacts. Where these options still would not adequately reduce such impacts, the Town shall deny the development proposal. Adverse impacts to the Town include:

- Substantial degradation of traffic circulation beyond existing conditions, or inability to provide adequate and safe vehicle, pedestrian and bicycle access.
- Inability to provide critical public services, including fire, police and related safety services.
- Inability to provide necessary water supplies, wastewater treatment or storm water drainage, including insufficient line or pump station capacities.
- Impaired development opportunities for other lands in the Town.
- Significant environmental impacts for which reasonable mitigation measures are unavailable.

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Responsibility:	Planning and Building Department and Planning Commission
Timeframe:	On-going
Resources:	Application Fees

POLICY LU-2.15

Support mixed-use development proposals.

Implementation Program LU-2.15.a: Mixed Use Development

The Town will support mixed-use projects including residential components, such as live-work combinations or ground-floor retail with upper story residential use. Such projects will be encouraged over standard single-use development proposals where the underlying zoning allows mixed-use developments. Encourage opportunities for live/work developments where housing can be provided for workers on-site or caretaker or other types of housing can be provided in appropriate locations.

Responsibility:	Planning and Building Department and Commission
Timeframe:	On-going
Resources:	Application Fees

POLICY LU-2.16

Provide for continuation of legal, non-conforming industrial uses.

Implementation Program LU-2.16.a: Non-Conforming Industrial Uses

Allow existing, legally established industrial uses to continue operations, consistent with Town Zoning Ordinance provisions for non-conforming uses.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	General Fund

POLICY LU-2.17

Create reasonable opportunities for new light industrial land uses and related activities in the Town's Specific Plans and within the Mixed Use Commercial land use designations.

Implementation Program LU-2.17.a: Industrial uses

Incorporate changes in the updated Zoning Ordinance to provide for light industrial uses in the Mixed-Use Commercial Zone and within the Fifer Avenue/Tamal Vista Boulevard and Paradise/San Clemente Specific Plans.

Responsibility:	Planning and Building Department
Timeframe:	Two years

Resources: General Plan Maintenance Fee

Infill Development Policies and Implementation Programs:

GOAL LU-3

Infill development that achieves a more livable, sustainable community.

Policy Intent: The Town of Corte Madera is largely built-out with only a few vacant, developable parcels remaining. In the future, all development will be “infill” on vacant land that is surrounded by development, or privately funded redevelopment of previously developed properties. Redevelopment infill will range from simple remodeling projects to proposals that call for the complete demolition of existing properties and construction of new buildings. The following policies and implementation programs are intended to ensure that infill projects meet the community’s needs and complement the existing fabric of the Town.

POLICY LU-3.1

Provide for infill development in core Town areas.

Implementation Program LU-3.1.a: Infill Locations

The General Plan Land Use Element includes policies calling for preparation of Community Plans for several key areas, and encourages redevelopment of other lands in and around commercial and office core areas of the Town. In doing so, the General Plan purposefully creates greater potential for more intensive infill development of sites that may be underutilized. Infill development can help create areas that are more compact with a diverse mixture of land uses, improve connectivity between neighborhoods and uses, reduce traffic congestion and provide a greater range of community amenities. In keeping with stated goals, infill development in core areas should also provide for transit oriented development.

Infill development may occur within the Town’s four Community Plan areas, and in the Mixed Use Commercial, Commercial Services, Region-Serving Commercial and Office land use designations. Additionally, redevelopment of older apartment complexes, in areas generally designated for Medium Density or High Density Residential, are acceptable infill developments if retaining or increasing the number of rental units, consistent with density criteria of the General Plan and state density bonus regulations.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	Application Fees

POLICY LU-3.2

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Support infill projects where clearly consistent with Town objectives for infill development.

Implementation Program LU-3.2.a: Infill Objectives

Support infill development if findings can be made that the proposal is consistent with the infill goals and policies outlined herein, would be consistent with applicable provisions of the General Plan and would ensure land use compatibility with established neighborhood character. Approvals for infill development projects shall be based on findings of fact that the proposed projects have the potential to achieve one or more of the following attributes:

- Produce jobs for Town residents
- Create high density, market-rate and/or affordable housing
- Provide convenient access to transportation facilities and public transit, as well as schools, shopping and other local destinations, as a means of increasing residential density and commercial intensity
- Reduce automobile-oriented design
- Reduce creation of traffic congestion
- Utilize existing infrastructure systems
- Provide a desirable built environment, as described in LU-3.5, below
- Include community amenities, such as plazas, public art, street furniture, child care centers, appropriate street landscaping and tree planning, and similar uses or improvements
- Encourage community interaction through use of outdoor gathering and seating areas and inclusion of pedestrian-oriented improvements
- Embody environmentally sensitive design and construction principles, as described in Policy CD-6.2 in Chapter 5, Community Design
- Provide for more efficient use of Corte Madera's limited land supply.

Responsibility: Planning and Building Department

Timeframe: On-going

Resources: Application Fees

Implementation Program LU-3.2.b: Encourage Infill

Update the Zoning Ordinance to remove impediments to infill development, including allowing flexible and shared parking, and updating building height, yard setback, lot coverage and similar standards to reflect the desire to allow for additional density where appropriate and transit oriented development.

Responsibility: Planning and Building Department
 Timeframe: Two years
 Resources: General Plan Maintenance Fee

Implementation Program LU-3.2.c: Adopt Community Plans

Incorporate infill objectives and standards in Community Plans for Old Corte Madera Square, Tamalpais Drive / Casa Buena Drive, Fifer Drive/Tamal Vista Boulevard area, and Paradise/San Clemente area.

Responsibility: Planning and Building Department
 Timeframe: Two to three years
 Resources: General Plan Maintenance Fee

Implementation Program LU-3.2.d: Infill Design Guidelines

Adopt Design Guidelines that provide innovative design techniques for infill development.

Responsibility: Planning and Building Department
 Timeframe: Three years
 Resources: General Plan Maintenance Fee

POLICY LU-3.3

Provide for increased floor area for new infill development.

Implementation Program LU-3.3.a: Infill Floor Area

Consider Community Plan policies and Zoning Ordinance amendments to allow bonuses to maximum floor area ratios for infill development that demonstrates substantial compliance with General Plan infill policies.

Responsibility: Planning and Building Department
 Timeframe: On-going
 Resources: General Plan Maintenance Fee

POLICY LU-3.4

Streamline the environmental review process for qualifying infill development.

Implementation Program LU-3.4.a: CEQA Exemption

Utilize the State CEQA Guidelines exemption for qualifying infill development when appropriate.

Responsibility: Planning and Building Departments
 Timeframe: On-going
 Resources: Application Fees

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POLICY LU 3.5

Require that infill development include high quality design and site planning techniques.

Implementation Program LU-3.5.a: Infill Compliance

Pending the adoption of Design Guidelines, decision-making bodies for environmental and development review shall include findings determining that infill projects are in substantial compliance with General Plan infill development policies, including:

1. Reduces the perception of visible bulk by minimizing the apparent height and size of buildings when located in a transitional land use area.
2. Incorporates transitions in height and setbacks from adjacent properties to maintain development character and privacy.
3. Incorporates natural and/or designed focal points, emphasized by pedestrian/pathway connections, respecting existing landforms, and physical and use boundary areas of adjoining properties.
4. Minimizes the visual impacts of driveways, parking areas and garages through placement of such features and areas to the sides and rear of infill lots, away from public vantage points.
5. Uses high quality building materials that are durable, non-toxic and resource efficient.

The extent to which infill projects incorporate green building features and sustainability principles shall also be considered in environmental and development review.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	Application Fees

POLICY LU-3.6

Utilize permit-streamlining processes for projects that meet infill objectives.

Implementation Program LU-3.6.a: Streamlined Development

Develop and implement infill application review processes that streamline timelines for determination of application completeness, preparation of staff report and Planning Commission public hearing packets, number of hearings required to act on a proposal, and timelines for building permit and related site plan review and inspection processes.

Responsibility: Planning and Building Departments
 Timeframe: On-going
 Resources: Application and permit fees

GOAL LU-4

Strong and vibrant commercial and office centers that serve local and regional needs.

POLICY LU-4.1

Encourage revitalization of the Town’s older commercial and office centers, including the Park Madera Center and Casa Buena Drive area.

Implementation Program LU-4.1.a: Revitalization Incentives

Provide redevelopment incentives in the Zoning Ordinance for older commercial and office centers, including Code amendments for flexible development standards and shared parking; and Town assistance for businesses interested in forming mutual benefit associations (such as merchants associations and business improvement districts).

Responsibility: Planning and Building Department
 Timeframe: Two years
 Resources: General Plan Maintenance Fee

Implementation Program LU-4.1.b: Development Applications

Expedite review of development applications for permitted commercial and office uses that adhere to Town non-residential design guidelines.

Responsibility: Planning and Building Department
 Timeframe: On-going
 Resources: Staff resources

Implementation Program LU-4.1.c: Commercial/Office Centers

Revise the Zoning Ordinance to provide for multiple land uses on individual lots that will complement commercial and office center activities. Multiple uses may include: retail, general commercial, restaurants, administrative and medical offices, personal services, and second-story residential units.

Responsibility: Planning and Building Department
 Timeframe: Two years
 Resources: General Plan Maintenance Fee

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POLICY LU-4.2

Maintain the vitality of local-serving businesses. Enhance business promotion to town residents.

Implementation Program LU-4.2.a: Business-to-Business Commerce

Work with the Chamber of Commerce to identify actions that will enhance business-to-business commerce and communication in Corte Madera.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	General Fund

POLICY LU-4.3

Apply flexible development standards to The Village shopping center in order to promote the community's economic development, protect and enhance the Town's tax base, and to encourage mixed-use development, including housing.

Implementation Program LU-4.3.a: Expansion of The Village Shopping Center

Allow expansion of The Village regional shopping center consistent with Town goals for establishing a mix of land uses. Encourage construction of high-density residential units (including affordable housing) on-site.

The established Floor Area Ratio for the shopping center shall be 0.47. Increased floor area may be accommodated through construction of upper stories, or through expanded building footprints when combined with construction of parking garages.

Modify the Zoning Ordinance to allow for building height bonuses of 15 feet beyond the based zone standard and/or reduce parking standards if proposed development includes affordable housing. Such increases in height shall minimize view impacts to properties with views of San Francisco Bay through thoughtful building design and placement.

At the discretion of the Town Council, Policy LU-4.3 and Implementation Program LU-4.3.a may be implemented under the provisions of the PD (Planned Development Overlay District).

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	Application Fees

POLICY LU-4.4

Apply flexible development standards to the WinCup property in order to promote the community's economic development, protect and enhance the Town's tax base, and to encourage mixed-use development, including housing.

Implementation Program LU-4.4.a: Mixed Use at the Corte Madera Gateway Area.

Promote the redevelopment of the approximately 4.5 gross acre WinCup property at the northeast corner of the intersection of Tamal Vista Boulevard and Wornum Drive to mixed use consisting of high density residential and local-serving commercial uses.

Amend the Zoning Ordinance to include an MUGD (Mixed Use Gateway District). Development standards will allow for flexibility in the application of building height limits, allowing well designed and appropriately located building(s) to achieve building heights beyond the limits provided for in the existing zoning ordinance, and flexibility in the application of street frontage and interior property line setbacks. Development standards will also allow for flexibility in the application of lot coverage, parking and other standards. Commercial development of the 4.5 acre property in the MUGD district shall not exceed 20,000 square feet of gross floor area. At the discretion of the Town Council, Policy LU-4.4 and Implementation Program LU-4.4.a may be implemented under the provisions of the PD (Planned Development Overlay District).

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	Application Fees

POLICY LU-4.5

Ensure that the appearance of non-residential development contributes positively to the community's image.

Implementation Program LU-4.5.a: Non-Residential Designs

Require that non-residential projects be designed to convey a high level of quality and distinctive neighborhood character in accordance with the Community Design Element of the General Plan.

Once adopted, require compliance with the Town's Design Guidelines for non-residential development.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	Application fees

2.0 LAND USE

GOAL LU-5

A strong and vibrant local economy.

POLICY LU-5.1

Promote economic development through preparation and implementation of an Economic Development Plan.

Implementation Program LU-5.1.a: Economic Development Plan

Prepare and adopt an Economic Development Plan.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	General Plan Maintenance Fee; Business Community

Implementation Program LU-5.1.b: Business Community

Include the Corte Madera business community (individual business owners and operators, as well as the Chamber of Commerce) in economic development and planning efforts.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	General Plan Maintenance Fee; Business Community

Implementation Program LU-5.1.c: Economic Development Plan

The Economic Development Plan shall include the following:

- Identify needs of existing Corte Madera businesses
- Identify goals for business retention and expansion of Corte Madera businesses
- Identify goals for attraction of new businesses and development
- Provide for development or redevelopment of existing commercial and office areas as a means of promoting economic development. These areas may include:
 - Old Corte Madera Square
 - San Clemente/Paradise Drive/Koch Road area
 - Fifer/Tamal Vista area
 - Casa Buena/Meadowsweet Drive commercial area

- Park Madera commercial center
- Actively recruit businesses targeted through the Economic Development Plan. This may include:
 - Retail commercial
 - Special retail
 - Restaurants
 - Professional and medical offices
 - Business and technology centers
 - Small-scale and entrepreneurial businesses

Responsibility: Planning and Building Department
 Timeframe: On-going
 Resources: General Fund; General Plan Maintenance Fee

POLICY LU-5.2

Promote economic development through use of flexible development standards and fees.

Implementation Program LU-5.2.a: Zoning Ordinance Amendments

Consider adoption of Zoning Ordinance amendments that provide flexible development standards (such as reduced on-site or shared parking, increased building heights, reduced setbacks, etc.) to attract highly desirable economic development land uses. Such standards shall only be implemented where it can be demonstrated that no adverse traffic, aesthetic or land-use compatibility impacts will result.

Responsibility: Planning and Building Department
 Timeframe: Two years
 Resources: General Plan Maintenance Fee

Implementation Measure LU-5.2.b: Impact Fees

Town Council may consider reductions to impact fees for highly desirable economic development land uses where it can be demonstrated that the particular development project will be provided with necessary infrastructure and services to support the proposed use.

Responsibility: Town Council
 Timeframe: On-going
 Staff Resources: Application Fee

2.8 PUBLIC FACILITIES AND SERVICES

TOWN GOVERNMENT

The Town of Corte Madera, incorporated in 1916, offers a wide range of services to its residents. The Town operates through election of five Town Council members, who in turn appoint a Town Manager. The Council appoints citizens to a number of commissions and committees, including:



- ◆ *Planning Commission*
- ◆ *Flood Control Board*
- ◆ *Parks and Recreation Commission*
- ◆ *Disaster Council*

The Town Beautification Committee is a volunteer group that is independent of local government but which undertakes community improvement projects in cooperation with the Town Council.

Town Hall is the center for government offices, located at 300 Tamalpais Drive. The Town government is organized into several departments:

- ◆ *Administrative Services:* This Department focuses on provision of general administration services to the Town, and includes the functions of Finance (receipt and disbursement of funds) and the Town Attorney (a contracted position). This Department is also chiefly responsible for implementing goals and objectives established by the Town Council. Offices are located in Town Hall.
- ◆ *Public Works:* Primary duties include performing maintenance on public streets, sidewalks, storm drains, streetlights, traffic signals, parks, trees and public landscaping areas. This Department may also include a number of contracted work tasks. The Department offices are located at 233 Tamalpais Drive, and also includes a corporation yard at 81 Lucky Drive, used for storage of vehicles and equipment.
- ◆ *Planning and Building Department:* Primarily responsible for protecting and enhancing the physical and environmental character of the Town through implementation of the General Plan, including environmental and development review. The Department also provides plan check and building inspection services for new construction. The office is located at Town Hall.

- ◆ *Recreation and Leisure Services:* Primary duties include management of parks and recreation programs, planning for the acquisition, development and implementation of facilities or programs, and assistance of community organizations in providing leisure activities. Facility offices are located at 498 Tamalpais Drive.
- ◆ *Emergency Services:* Coordinates emergency response programs for the community, and provides basic fire protection and emergency medical response. Fire and Police services are described below.

Community facility locations are shown on **Figure 2.9**.



POLICE PROTECTION

Police protection services within the Town of Corte Madera are provided by the Twin Cities Police Department, a joint powers authority which also serves the City of Larkspur. The main Police Station is located in Larkspur at 250 Doherty Drive, with a booking room in the Village Shopping Center.

The Police Department has 34 sworn full-time officers, one reserve officer, plus administrative staff, totaling 45 staff members in all. There is also a volunteer youth program made up of "Police Explorers." The Department runs three beats, with a minimum of three officers and one supervisor on duty at any given time.



FIRE PROTECTION

The Corte Madera Fire Department provides fire protection services to the Town of Corte Madera. The Department has two fire stations: Station 14, which is the main station, is located at 342 Tamalpais Drive in the Civic Center; and Station 13, located at 5650 Paradise Drive.

The Fire Department has 25 full-time firefighters, and maintains a 17-member volunteer program. The Fire Department also provides paramedic response and transport services to the Town, and has a subcontract with Ross Valley Paramedic Authority through a Joint Powers Agreement. The Corte Madera Fire Department provides supplementary aid to the Tiburon and Larkspur Fire Departments on an as-needed basis through a mutual aid agreement.

OTHER PUBLIC SERVICES

Hospitals

Marin General Hospital in Greenbrae and Kaiser Permanente Medical Center in San Rafael are the two primary medical service providers for Corte Madera. Marin General Hospital is the largest acute care hospital in Marin County, with a 235-bed capacity, and provides

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primary and secondary levels of care. Its services include a Level III trauma center and a full complement of acute care and ancillary services. Kaiser Permanente Medical Center in San Rafael provides hospital services, emergency services, and has Kaiser Permanente medical offices available to members.

Medical Support Services

Corte Madera's Fire Department provides ambulance service to the Town, and has an agreement with Ross Valley Paramedics Authority to use their ambulances if needed. Patients are primarily transported to Marin General Hospital and Kaiser Permanente Medical Center. Other independent ambulance services in the region include St. Joseph's Ambulance Service and American Medical Response.

Marin County offers a wide variety of services, public and private, to address the needs of childcare and care for the elderly, both in-home and center oriented. The Marin County Department of Health and Human Services, Division of Social Services, provides an array of services to assist those in need of in-home care.

Aegis Assisted Living of Corte Madera, located at 5555 Paradise Drive, offers opportunities for independent and assisted living for adults with studios, one and two bedroom apartments. They also provide a unique Alzheimer's program, "Life's Neighborhood," a design-built community to meet a range of needs.

Public Schools

Corte Madera students are served by three school districts: Larkspur, Reed Union and Tamalpais Union. The school districts do not share common boundaries. The Larkspur and Reed Union districts each cover a portion of the Town of Corte Madera. The Tamalpais Union boundaries include the entire Town limits. Enrollment is summarized in **Table 2.8**.

TABLE 2.8
PUBLIC SCHOOLS SERVING CORTE MADERA

School	School District	Grades	Student Enrollment/Capacity
Neil Cummins School	Larkspur	K-5	650/650
Hall Middle School	Larkspur	6-8	348/Near Capacity
Reed School	Reed Union	K-2	350/400
Bel Aire School	Reed Union	3-5	350/400
Del Mar School	Reed Union	6-8	388/425
Redwood High School	Tamalpais Union	9-12	1,435/1,650

Source: School Districts, 2004.

Community Facilities

TOWN OF CORTE MADERA

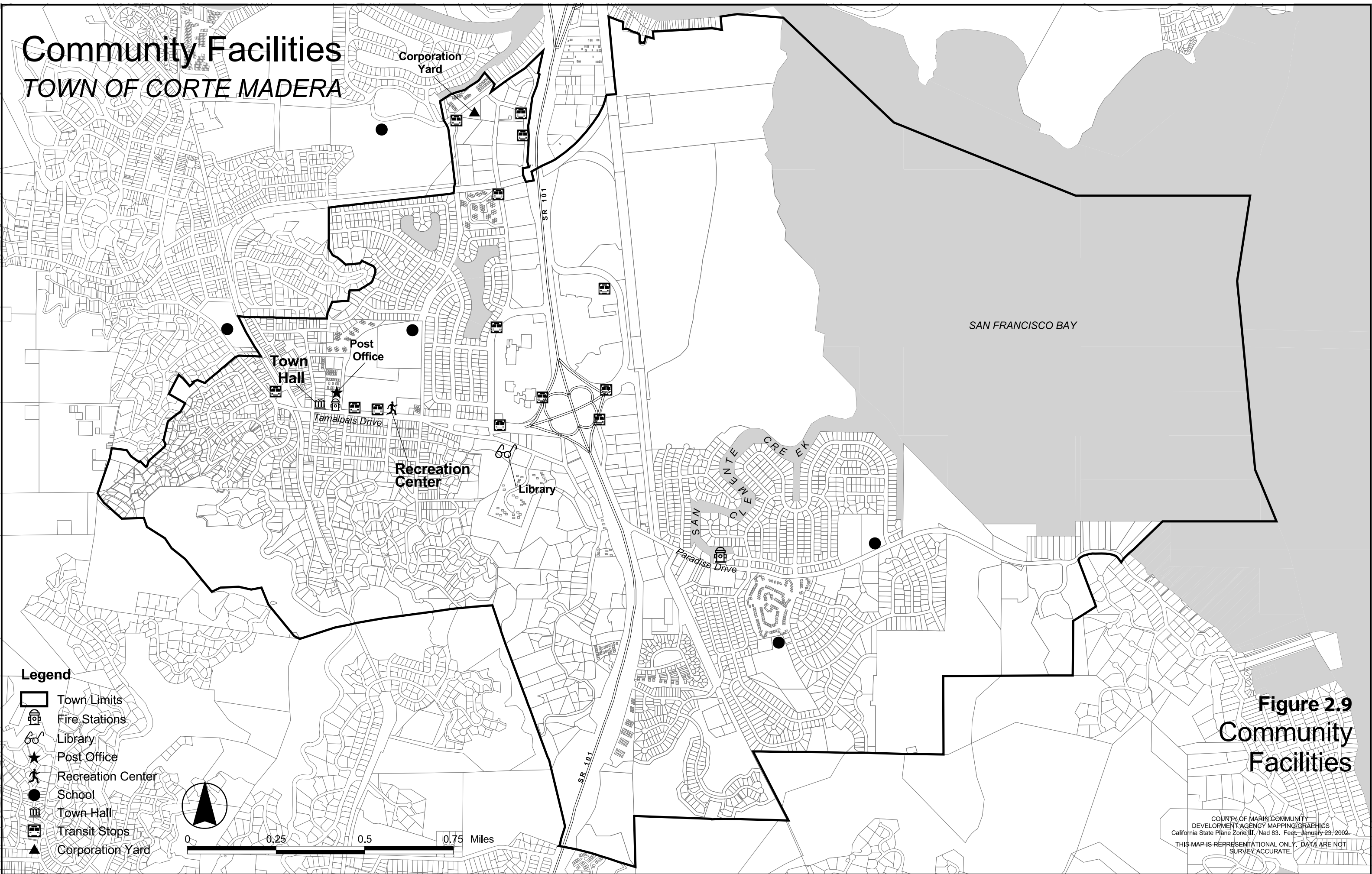


Figure 2.9
Community Facilities

COUNTY OF MARIN COMMUNITY DEVELOPMENT AGENCY MAPPING/GRAPHICS
California State Plane Zone III, Nad 83. Feet - January 23, 2002.
THIS MAP IS REPRESENTATIONAL ONLY. DATA ARE NOT SURVEY ACCURATE.

Larkspur School District

Neil Cummins Elementary School recently completed an \$8.5 million modernization, which is expected to ensure a facility that should be useable for the next twenty to thirty years.

Additionally, San Clemente School is located within the Town of Corte Madera and is owned by the Larkspur School District. The building is currently leased to a private school. Should future additional school facility space be necessary, the San Clemente School space would allow the District to grow by 400 students, although significant building renovation would be necessary.

Reed Union School District

The Facilities Master Plan for the Reed Union School District sets forth approximately \$68 million of needed improvements to their schools. The work will be completed in phases, and includes modernization, repairs, remodeling, replacement of heating and other systems, and ensuring buildings are up to current fire, earthquake and Americans with Disabilities Act (ADA) codes. The District's Granada School campus is located within the Town limits, with building space leased primarily to private day care schools.

Tamalpais Union School District Facilities

Redwood High School has experienced some growth in recent years, and may be at or near capacity by 2005.

Private Schools

There are a number of private academic schools in Corte Madera serving preschool through twelfth grade students. Lycee Francais La Persouse is an International French School, leasing the San Clemente School, catering to students in preschool through the twelfth grade. It has a French National Curriculum with a strong English program. Enrollment is approximately 200 students.

Marin Montessori School is located at 5200 Paradise Drive in Corte Madera. The Allaire School, located at 50 El Camino Drive in Corte Madera, is a Special Education Academic school. The Marin Country Day School at 5221 Paradise Drive in Corte Madera offers education services for pre-kindergarten through the eighth grade students. Two private schools in Larkspur and Tiburon also serve Corte Madera school-aged children. There are also several preschools in Corte Madera that provide education for pre-kindergarten children.

Library Services

The Corte Madera Regional Library is located on Meadowsweet Drive and is a branch of the Marin County Free Library system. The branch was opened in 1928. The Library's current building was built in 1971 and is nearly 10,000 square feet. Support organizations include the Friends of the Marin County Library and the Friends of the Corte Madera Library.

2.0 LAND USE

WATER SUPPLY AND TREATMENT

Water Supply

The Town of Corte Madera obtains its water supply from the Marin Municipal Water District, which serves central and southern Marin County. The District operates seven reservoirs with a total storage capacity of 79,566 acre-feet (25, 927 million gallons). Five of the District's reservoirs are on Mt. Tamalpais and two are in western Marin County. The District is able to provide 75 percent of water usage from rainfall stored in the reservoirs on Mt. Tamalpais and west Marin County. In addition, the Water District obtains 6,800 acre-feet annually from the Russian River, as well as 10,000 acre-feet from average annual stream releases. Average annual use for the Marin Municipal Water District is 28,622 acre-feet, or 8,784 million gallons.

Marin County planning projections indicate that the Marin water sources, along with Russian River water rights, will provide a sufficient supply for at least the first few decades of the 21st century.

Water Treatment

Treatment of surface water from the Mt. Tamalpais watershed begins in the reservoirs, where the water is seasonally aerated to maintain a proper oxygen balance. The water then goes to the Bon Tempe Treatment Plant on Mt. Tamalpais or the San Geronimo Treatment Plant in Woodacre. Fluoride has been added to the treated water since 1972.

Water imported from the Russian River is naturally filtered in the deep sand and gravel below the riverbed and requires no further clarification. This water enters the District's system at the Ignacio treatment facility, where water quality is monitored, and treatment is similar to the reservoir plants.

Water Distribution

The three potable water treatment plants have a total capacity of 82 million gallons. The pipeline system pumping units can deliver up to 38,000 gallons per minute. Because of Marin County's hilly terrain, about 90 percent of the water must be pumped at least once before it reaches the tap. The District uses 146 storage tanks and 890 miles of pipeline.

The majority of residences in Corte Madera receive water service from the Ross Valley gravity system. The system is fed by water from the San Geronimo treatment Plant via the Fairfax Transmission Line and from the Ross Reservoir. Several transmission lines wind their way through Ross Valley to Greenbrae and Corte Madera. This system is used to serve all properties up to an elevation of about 200 feet. The system also provides capacity for pumps to take water and boost it to elevations of about 500 feet to systems serving higher elevations.

WASTEWATER CONVEYANCE AND TREATMENT*Wastewater Conveyance*

Sanitary District No. 2 of Marin County, a member of the Central Marin Sanitation Agency (CMSA), provides wastewater services in Corte Madera. The CMSA, formed in 1979, is a public joint powers agency of Ross Valley Sanitary District, San Rafael Sanitation District, Sanitary District No. 2, and the City of Larkspur.

Within Corte Madera, sewage is conveyed mostly through a series of 6-, 8- and 10-inch clay pipes in City streets and related easements to larger collection systems, connected to a series of pump stations located throughout the Town. In 2006 the Paradise Pump Station was completely rebuilt with state of the art mechanical and electrical components. This increased the capacity and added redundancy to the pumping system.

Wastewater Treatment

The CMSA Subregional Wastewater Treatment Plant, located in San Rafael, treats sewage from member Districts conveyed from several remote pump stations. The Treatment Plant is capable of processing 125 million gallons of sewage per day during peak rainfall periods, but has average flows of less than 10 million gallons per day.

CMSA and the Marin Municipal Water District are considering a reclamation plant where reclaimed wastewater will be used for non-potable uses such as irrigation of pastureland, parks, schools, and industrial complexes.

2.9 GOALS, POLICIES, AND IMPLEMENTATION MEASURES FOR PUBLIC FACILITIES AND SERVICES

GOAL LU-6

An efficient and well-maintained network of public and institutional facilities and services that meet the health, education, and governmental needs of all citizens.

General Government Policies and Implementation Programs:

POLICY LU-6.1

General Plan goals, policies, and implementation programs will guide the development of the Town’s annual operating and capital improvement budgets. The Town Council’s final budgeting decisions may vary from the General Plan implementation programs depending on available revenues and other circumstances. Failure to implement one or more programs according to the timeframes in this Plan shall not have the effect of invalidating any of the goals, policies, or programs in the General Plan.

Implementation Program LU-6.1.a: Budget

Program the Town’s annual operating budget and capital improvement budget consistent with General Plan goals, policies and implementation Programs.

Responsibility:	Town Manager; Town Council
Timeframe:	Annual
Resources:	General Fund

Fire Protection Policies and Implementation Programs:

[Note: Please see additional fire protection policies and implementation programs in Chapter 8, Public Safety and Hazards.]

POLICY LU-6.2

Provide high-quality fire protection and paramedic services for residents and businesses in the community.

Implementation Program LU-6.2.a: Response Times

Maintain the existing target response time of five minutes or less for emergency Fire calls through adequate staffing and proper distribution of Fire stations and equipment.

Responsibility:	Fire Department
Timeframe:	On-going
Resources:	General Fund

Implementation Program LU-6.2.b: Update Town Impact Fees

Through periodic updates to Town impact fees, require all new development to contribute funding toward necessary Fire and paramedic facilities and equipment.

Responsibility: Fire Department
 Timeframe: On-going
 Resources: General Fund

Implementation Program LU-6.2.c: CERT Training

Use available staff resources to support community Emergency Response Team training classes.

Responsibility: Fire Department
 Timeframe: On-going
 Resources: General Funds

Implementation Program LU-6.2.d Fire Department Review

Include Fire Department review and comments on proposed building plans to address safety concerns.

Responsibility: Fire Department
 Timeframe: On-going
 Resources: Application Fees

Implementation Program LU-6.2.e Upgrade Fire Facilities

Identify necessary upgrades to Fire and paramedic facilities and equipment during development project, environmental review and planning activities.

Responsibility: Fire Department
 Timeframe: On-going
 Resources: General Fund; CIP Budget

Law Enforcement Policies and Implementation Programs:

POLICY LU-6.3

Provide high-quality law enforcement services for residents and businesses in the community.

Implementation Program LU-6.3.a: Target Response Time

Maintain the existing target response time of three minutes or less for urgent assistance calls.

Responsibility: Twin Cities Police Department
 Timeframe: On-going
 Resources: General Fund

2.0 LAND USE

Implementation Program LU-6.3.b: Financing of Police Services

Through periodic updates to Town impact fees, require all new development to contribute fair-share funding toward necessary law enforcement facilities and equipment.

Responsibility: Twin Cities Police Department
Timeframe: On-going
Resources: Impact Fees

Implementation Program LU-6.3.c: Promote Public Safety Programs

Regularly promote ongoing public safety programs, including Neighborhood Watch, Police Explorers, and other public education and crime prevention efforts.

Responsibility: Twin Cities Police Department
Timeframe: On-going
Resources: General Fund

Implementation Program LU-6.3.d: Police Department Review

Include Police Department review and comments on proposed building plans to address safety concerns.

Responsibility: Twin Cities Police Department
Timeframe: On-going
Resources: Application Fees

Implementation Program LU-6.3.e: Law Enforcement Facilities

Identify and support necessary upgrades to law enforcement facilities and equipment. This should include improvements to the existing Twin Cities Police Department facility in Larkspur, coordinated with the City of Larkspur.

Responsibility: Twin Cities Police Department
Timeframe: Three years
Resources: General Fund

School Facilities and Re-Use Policies and Implementation Programs:

POLICY LU-6.4

Provide high-quality primary and secondary educational facilities to accommodate projected student enrollments.

Implementation Program LU-6.4.a: Residential Growth

Monitor residential growth within the Town and share information with local school districts to facilitate school planning efforts.

Responsibility: Planning and Building Department
Timeframe: On-going
Resources: General Fund

Implementation Program LU-6.4.b: New School Facilities

Explore opportunities for new school facilities in concert with local school districts, including emphasis on creation of joint-use facilities for other City and County programs and services. Existing school facilities that are no longer used by the school district may be reopened as demographics and other demands warrant.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	General Fund

Implementation Program LU-6.4.c: Support Local School Districts

Support efforts by the Larkspur, Reed Union and Tamalpais Union School Districts to secure adequate funding for new and renovated facilities and associated infrastructure.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	General Fund

Implementation Program LU-6.4.d: Project Review by Schools

Refer development project and environmental reviews within the Town to the appropriate school districts.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	Application Fees

Implementation Program LU-6.4.e: School Impact Fees

Require evidence of payment of school impact fees prior to issuance of building permits.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	Application Fees

Implementation Program LU-6.4.f: Parks and Recreation Facilities

Cooperate with school districts in planning for parks and recreation facilities to maximize community recreation opportunities through joint-use developments and programs.

Responsibility:	Parks and Recreation Department
Timeframe:	On-going
Resources:	General Fund

2.0 LAND USE

POLICY LU-6.5

Reuse of former public school sites and similar public facilities shall ensure consistency with established neighborhood character.

Implementation Program-LU-6.5.a : Long-Term Facility Needs

Consider long-term facility needs, including school district enrollment projections, when evaluating any proposal for re-use of a public school building or grounds.

Responsibility:	Planning and Building Department
Timeframe:	On-going
Resources:	Application fees

Implementation Program LU-6.5.b : Joint Facility Use

Consider opportunities for future joint facility use between the Town and the school site owners when evaluating school re-use development proposals.

Responsibility:	Parks and Recreation Department
Timeframe:	On-going
Resources:	Application fees

Implementation Program LU-6.5.c: School Re-Use

Re-use of a publicly-owned school site for private use shall require a conditional use permit. The Town shall consider the cumulative impacts of all proposed activities involving former school sites when applications for or modifications to use permits are evaluated to ensure that the residential nature of the potentially affected neighborhood is respected and safety is maintained. Criteria for review shall include:

- Low traffic generation of the new use, such that cumulative trip generation can be safely and reasonably accommodated on local streets. Any use which substantially and adversely changes the character of a residential neighborhood shall be disallowed.
- Compatibility with uses on-site and in the neighborhood.
- Sufficiency of on-site parking, drop-off areas, and local streets to accommodate overflow parking.
- Minimal noise generation.
- Minimal activity on weekends and evenings.

Responsibility:	Planning/Bldg & Public Works Departments
Timeframe:	On-going
Resources:	Application Fees

POLICY LU-6.6

Purchase and redevelop surplus school sites to support neighborhood and community-wide needs when appropriate.

Implementation Program LU-6.6.a: Purchase Surplus School Sites

Evaluate options for purchasing and redeveloping surplus school sites when they become available. The decision whether to purchase and redevelop will depend on funding availability, and neighborhood and community needs.

Responsibility:	Town Manager
Timeframe:	On-going
Resources:	CIP Budget

Public Buildings and Facilities Policies and Implementation Programs:**POLICY LU-6.7**

Create a Town Commons Plan that provides for improvements to the Town Hall area.

Implementation Program LU-6.7.a: Town Commons Planning

Identify short- and long-range needs for Town facilities, including the Town Hall, Fire Department, Post Office, Town Park, Community Center and Teen Center. Designate the area as the “Town Commons” to recognize its identity as the geographic heart of the community. Include, relative to joint-use facilities, Neil Cummins School in the planning process. Among the possible projects to be considered:

- Upgrade and expansion of the Town Hall and Council Chambers.
- Improvement of parking facilities at Town Hall and provision of bicycle parking.
- Upgrade to or construction of a new Community Center.
- Design, landscaping and pathway ties between the Town Commons facilities.
- Construction of a large public gathering plaza, perhaps designed as a primary community focal point.
- Posting of informational and decorative “Town Commons”-themed signage.
- New Town sign-board or informational kiosk.
- Necessary parking facilities.

2.0 LAND USE

Responsibility: Planning and Building Department
Timeframe: On-going
Resources: CIP Budget

Implementation Program LU-6.7.b: Town Commons Development

Adopt and implement the Town Commons Plan within six years of adoption of the General Plan. This shall include prioritization of project improvements and exploration of funding options to implement the Town Commons Plan.

Responsibility: Planning and Building Department
Timeframe: Six years
Resources: CIP Budget; General Plan Maintenance fee

POLICY LU-6.8

Promote the maintenance and enhancement of library services and facilities that are available to the community.

Implementation Program LU-6.8.a: Library Services

Support the efforts of the Marin County Free Library System to continue to improve the quality and availability of library resources and services offered at the Corte Madera Regional Library facility.

Responsibility: Town Manager
Timeframe: On-going
Resources: CIP Budget; General Fund

General Infrastructure Policies and Implementation Programs:

POLICY LU-6.9:

Maintain existing infrastructure systems.

Implementation Program LU-6.9.a: Infrastructure Maintenance

Continue to work with service agencies to ensure the maintenance of infrastructure systems in Corte Madera.

Responsibility: Public Works Department
Timeframe: On-going
Resources: CIP Budget

POLICY LU-6.10

Provide high-quality utility services for residents and businesses within the community.

Implementation Program LU-6.10.a: Capital Improvement Program

Review and revise the Town's Capital Improvement Program annually to ensure that proposed public improvements will be consistent with the General Plan's policies and that progress is being made toward implementing those policies.

Responsibility:	Public Works Department
Timeframe:	On-going
Resources:	CIP Budget

Implementation Program LU-6.10.b: Public Utility Systems

Cooperate with public utilities providers in maintaining, evaluating and upgrading public utility systems.

Responsibility:	Public Works Department
Timeframe:	On-going
Resources:	General Fund

Implementation Program LU-6.10.c: Development Evaluation

Evaluate development proposals in relation to the demand placed on public utilities resources.

Responsibility:	Public Works Department
Timeframe:	On-going
Resources:	Application Fees

Water and Wastewater Policies and Implementation Programs:**POLICY LU-6.11**

Ensure adequate provision of water supply and treatment to Town residents and businesses.

Implementation Program LU-6.11.a: Upgrades to Water Supply

In consultation with the Marin Municipal Water District, review plans for new development or redevelopment of existing sites to ensure necessary upgrades are provided to the Town's water supply, delivery and treatment system.

Responsibility:	Public Works Department
Timeframe:	On-going
Resources:	Application Fees

Implementation Program LU-6.11.b: Upgrades to Water Distribution

Continue to support local upgrades to the Town's water distribution system through CIP budgeting.

Responsibility:	Public Works Department
Timeframe:	On-going
Resources:	CIP Budget

2.0 LAND USE

POLICY LU-6.12

Encourage conservation of water resources throughout the Town.

Implementation Program LU-6.12.a: Water Conservation Design

Incorporate water conservation measures in design and development standards.

Responsibility:	Public Works Department
Timeframe:	Three years
Resources:	CIP Budget; General Plan Maintenance fee

POLICY LU-6.13

Develop ability to use non-potable water sources for non-domestic use.

Implementation Program LU-6.13.a: Non-Potable Water

In cooperation with the Marin Municipal Water District, identify and develop opportunities for use of non-potable water, including reclaimed water, for non-domestic uses.

Responsibility:	Public Works Department
Timeframe:	On-going
Resources:	CIP Budget

POLICY LU-6.14

Ensure adequate provision of wastewater conveyance and treatment to Town residents and businesses.

Implementation Program LU-6.14.a: Wastewater Conveyance

In consultation with the Central Marin Sanitation Agency, review plans for new development or redevelopment of existing sites to ensure necessary upgrades are provided to the Town's wastewater conveyance and treatment system.

Responsibility:	Public Works Department
Timeframe:	On-going
Resources:	CIP Budget

POLICY LU-6.15

Encourage beneficial uses of treated wastewater, including marsh enhancement.

Implementation Program LU-6.15.a: Enhance Water Quality

The Town shall work with the Central Marin Sanitation Agency, utilizing wastewater treatment to enhance water quality and the natural environment.

Responsibility:	Public Works Department
Timeframe:	On-going
Resources:	CIP Budget