

**SUMMARY MINUTES  
FOR THE  
TOWN OF CORTE MADERA  
GENERAL PLAN STEERING COMMITTEE**

*Meeting #19*

**MAY 1, 2003  
COMMENCING AT 7:00 P.M.**

**“[pacificmunicipal.com/cortemadera](http://pacificmunicipal.com/cortemadera)”**

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**LOCATION:** Town Hall Council Chambers, 300 Tamalpais Boulevard, Corte Madera, CA

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All the documents relating to the following agenda items are available for public review in the Environmental Services Department of the Town of Corte Madera Office at 300 Tamalpais Drive, between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday; phone (415-927-5064). In some instances, packet materials for the General Plan Steering Committee may be produced and will be available on Tuesdays preceding the meeting.

One of the primary purposes of the General Plan Steering Committee Meetings is to ensure the public is provided with an opportunity to address the Committee on issues related to the General Plan Update. Each person desiring to speak on an agenda item will therefore be given an opportunity at the appropriate time. Please state your name and address as the meeting is being recorded.

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1. CALL TO ORDER

The meeting was called to order at 7:08 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Steering Committee members present: Chair Condon; Alden-Crowe; Chin; Dill; Fillpot; Harlock; Katz; Kuhnhardt; Marovich; McLean; Vaughan.

Staff present: Jay Tashiro; Lorraine Weiss; Brian Millar (PMC).

4. PUBLIC COMMENT

There were no public comments.

5. APPROVAL OF MEETING SUMMARY NOTES

A. February 20, 2003. A typo was corrected on Page 2, last bullet item. Minutes were approved.

B. April 24, 2003. Several additions were made to reflect the design discussion on April 24<sup>th</sup> relative to current General Plan policy:

- Light, views and privacy of adjoining properties needs to be preserved when considering remodels or new construction.
- Need to clarify what is meant by a “view.”
- Sustainability and “green building” concepts need to be incorporated in the General Plan update.
- Tree ordinance issues need to be addressed, relative to how tree growth affects views.
- The .34 floor area ratio limitation for commercial development needs to be evaluated to determine if it is too restrictive.
- Holding to policy that only low-traffic generation for local-serving commercial may be too restrictive.
- Working from the staff’s memo of April 24<sup>th</sup> on design, the Committee indicated it wished the following current General Plan policies to be stricken:
  - Residential development shall be consistent with the character and intensity of adjacent residential uses.
  - Encourage horizontal expansion rather than additional stories for residential uses.
  - Ensure development potential is limited to development of vacant properties in Town.

With these changes, the minutes were approved.

6. STATUS OF GENERAL PLAN UPDATE

7. OLD BUSINESS ITEMS

8. OTHER BUSINESS ITEMS

A. Introduction of a report on General Plan Goal, Policy and Implementation Options. This report represents a final review of potential goals and policies to be used in preparing a Draft General Plan, and includes a series of implementation options. The Report will be discussed in detail at upcoming Steering Committee meetings.

B. Continued Discussion on Community Design. This will entail a continued discussion on a wide range of community design issues stemming from the Steering Committee’s field trip held on March 29, 2003. Mogavero Notestine, the General Plan Update design sub-consultant, will be present to discuss issues involving neighborhood design approaches and use of design guidelines, commercial development design, use of floor-area ratio standards, and related matters.

Mr. Millar indicated that the design discussion would be held over to the meeting of May 15<sup>th</sup> to allow Mike Notestine to attend.

Mr. Millar introduced a discussion document entitled “Goal, Policy and Implementation Options.” The document addressed a wide range of issues that will be incorporated in the General Plan update. The intent was to provide the Committee with a sense of how broad goals would be addressed through policy and implementation actions.

Committee members expressed concern that the report did not address the issues that were previously discussed, while at the same time it introduced implementation items that were new to the Committee. The consensus of the Committee was that it should be able to see how the items it previously discussed and agreed upon would fit into the framework of the General Plan. The Committee further noted that the policy approaches should be as specific as possible relative to Corte Madera. Proceeding to implementation options at this stage may be premature. Other comments:

- Provide outline points for each of the General Plan elements.
- Goal and policy approaches relative to neighborhood design are focused too much on protection, and should be stated in the positive.
- Acknowledge potential for development of a variety in design styles and character.
- Additional discussion will be needed to clarify residential approaches relative to use of a floor area ratio.
- Address flood insurance availability for Town residents.
- Reference the Pasha building when discussing office/commercial options.
- There has been no direction from the Committee to include reference for a possible dog park.

Mr. Millar indicated he would bring back to the Committee a modified document reflecting goal and policy issues consistent with previous Committee discussions (where consensus had been reached), and indicate how each issue relates to the overall framework of the General Plan elements.

A possible outline for layout of the General Plan elements was discussed, including:

- Environment
  - Open Space
  - Parks and Recreation
  - Wild Areas
- Residential Development and Neighborhoods
  - Housing Element
- Commercial Development and Design
- Circulation and Transportation
- Hazards Mitigation
  - Noise
- Land Use

9. ADJOURNMENT

The meeting adjourned at 8:55 p.m.