

ADDENDUM I
EXCERPTS FROM THE TAMALPAIS AREA COMMUNITY PLAN (TACP)

- Preface Land Use Goals: “The general approach during the Plan revision process was to acknowledge the identified environmental constraints as limitations on development rather than trying to identify extensive mitigation measures.”
- Preface “3. Encourage land uses that further the sense of neighborhood and community feeling, including in the commercial districts.”
- Preface “4. Limit commercial development or redevelopment to uses that primarily serve the Planning Area residents at a scale compatible with the semi-rural environment.”
- Pg. III-35 “When an FAR is specified, it should be interpreted as a maximum and may be reduced based on site specific conditions.”
- Pg. III-43 & 44 LU2.2 Environmental Sensitivity: “All undeveloped and underdeveloped properties located in areas of relatively high visibility, environmental hazards, sensitive environmental resources or areas which are identified as high priority open space lands shall be zoned a density which maximizes the protection of environmental resources.”
- Pg. III-36 LU1. Compatible Design: “New residential and commercial development shall be comparable and compatible with the scale (bulk, mass, and height) and appearance (colors, materials and design) of the particular neighborhood and shall be integrated with and subordinate to the area’s natural setting.”
- Pg. III-43 (While referencing residential densities and re-zoning) Environmental Protection and Hazards Reduction: “v) Keep grading to a minimum to prevent erosion and to retain natural land forms.”
- Page III-9 The “expressed community concerns about new development include the difficulty, or impossibility, of widening existing streets sufficiently to ease current and future projected traffic congestion; driving safety on congested streets; increased runoff from new developments and the associated danger of flooding in adjacent low-lying neighborhoods; and the safety hazards posed by landslides, erosion and seismic activity.”
- Pg. III-74 LUDD.1b Development Guidelines for the Shoreline and Manzanita Areas

- Design Guidelines: “h) The Manzanita area height limit shall be a maximum of...two stories or 25 feet on the east side. These limits indicate the maximum height of any new building or structure, including all rooftop mechanical equipment.”
- Design Guidelines: “j) The longest dimension of any building should be perpendicular to the shoreline to maximize views through the site.”
- Pg. III-76 LU33.1d Landscape Guidelines
 - Landscape Guidelines: “h) Perimeter landscaping around parking areas shall have a minimum width of 10 feet.”
 - Landscape Guidelines: “i) Provide a landscaped roadside buffer of at least ten feet in width.”
 - Landscape Guidelines: “j) Include a landscaped area between the property line and the Caldrons roadway surface.”
- Pg. III-77 g. Manzanita Area: “The Manzanita area is the primary gateway to the Tamalpais Planning Area and contributes directly to the visual image and character of the community. The local community has strong concerns about development in this area and its effect on the wetland environment on the east side”
- Pg. III-86 Multiple Residential - Visitor Commercial: “The multiple residential - visitor category in the Manzanita area is intended to provide an area within the community where visitors to Marin County and its recreation resources can find lodging and meals, and take advantage of transit options to the recreation areas of Mount Tamalpais and west Marin. However, commercial retail or office uses not directly subsidiary to the principal visitor use will not be allowed in this area”
- Pg. IV-39 (Shoreline/Manzanita area) Traffic: “Traffic shall not be allowed to deteriorate below level ‘D’.”