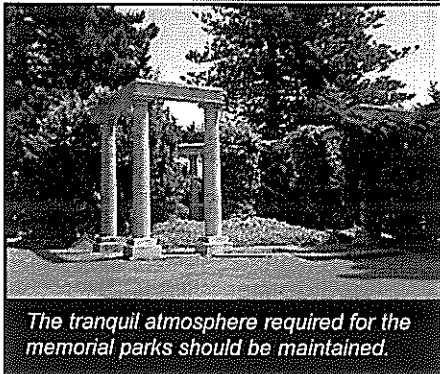


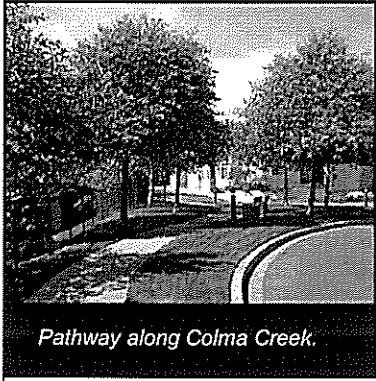
**5.02.300 LAND USE POLICIES & IMPLEMENTATION MEASURES**

The following policies are set forth to help guide decision making with regard to land use in Colma:

<b>5.02.310 LANDSCAPING, DESIGN AND COMPATIBILITY</b>			
<b>POLICY NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS</b>
5.02.311	In any proposed development the Town shall balance and use judgement in reviewing the visual effects and the potential impacts of the proposed development, facilitating the tranquil atmosphere required for the Town's memorial parks.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects.	Open Space/ Conservation 5.04.351
5.02.312	The Town should take action to improve civic beauty including tree planting, road median landscaping, and enforcement of conditions related to private development projects.	The Town of Colma will commit financial resources for beautification projects including tree planting and road median landscaping in future budgets. Existing budget resources are committed to landscape maintenance. The City Planner currently tracks and enforces conditions related to private development projects.	
5.02.313	Particular encouragement should be given to those new developments that incorporate passive and/or active solar energy systems for preheating water and for space heating and cooling.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects.	
5.02.314	The Town should prohibit land uses generating excessive amounts of traffic or requiring large signs from locating on El Camino Real.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects, and an Environmental Review will be conducted pursuant to the California Environmental Quality Act to consider traffic impacts. The Sign Ordinance allows only small signs for businesses facing the El Camino Real.	
5.02.315	The Town should encourage the private redevelopment of properties along Collins Avenue to strengthen the commercial retail core.	The City Planner will make property owners aware of the Town's desire to have properties redevelop.	

*continued*



5.02.310 LANDSCAPING, DESIGN AND COMPATIBILITY (continued)			
POLICY NUMBER	POLICY	IMPLEMENTATION MEASURE	CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS
5.02.316	<p>Culverting or covering of the remaining open sections of Colma Creek through Colma should not be permitted, except for a short segment near the junction of El Camino Real and Mission Road required for installation of a flood control diversion structure. The Town will seek to enhance the remaining open sections of Colma Creek with creekside landscaping and lighting where appropriate, and will seek to establish a pathway following all open sections of the creek as a condition of approval for improvement projects on properties abutting the following open sections of Colma Creek:</p> <ul style="list-style-type: none"> <li>a) Parallel to El Camino Real from near F Street to near Colma Boulevard</li> <li>b) El Camino Real to Serramonte Boulevard</li> <li>c) Collins Avenue to El Camino Real</li> <li>d) Parallel to Mission Road from near El Camino Real to the south Colma boundary.</li> </ul> <p>Culverting or covering of the remaining open sections of Colma Creek may be allowed by the City Council pursuant to a Use Permit and Design Review provided that the creek section is not visible from a public right-of-way and that a substantial community amenity is provided as mitigation.</p>	<p>The City Planner will make recommendations consistent with this policy to the Town Council for new development projects. Flood control projects will be constructed by the County Department of Public Works.</p>  <p><i>Pathway along Colma Creek.</i></p>	<p>Open Space/ Conservation 5.04.321 and 5.04.322</p>
5.02.317	No new metal clad buildings should be permitted in the Town of Colma, other than agriculturally-related.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects.	
5.02.318	The Town should condition the approval of permits for all site and building improvement projects where such projects involve the public street frontage to require the installation of street trees along the public street frontage of the affected property. Spacing of trees should be in accordance with an adopted tree planting plan or, if no plan exists, trees should be installed at a minimum spacing of one tree each 25 feet parallel to the public roadway. Exceptions should be made if this approach would clash with an established landscape scheme of merit.	The City Planner will make recommendations consistent with this policy to the City Council for new development projects.	Circulation 5.03.732
5.02.319	In the case of properties located at gateway sites, the Town should require gateway elements to be included as part of the design of any new development where applicable.	The City Planner will recommend design alternatives and a preferred design will be adopted by the City Council. Gateways will be implemented as part of the Town's Capital Improvement Plan or alternatively, as part of the permitting for private site development.	Circulation 5.03.731
5.02.3110	It is intended that new buildings in design review districts where such buildings are visible from public roads, with the exception of established shopping centers and private cemetery family crypts and markers, should incorporate a Spanish/Mediterranean architectural theme. Exceptions should be allowed if this approach would clash with existing improvements having recognized historical or architectural merit.	Design requirements consistent with this policy have been added to the Design Review section of the Zoning Ordinance. The City Planner will make recommendations consistent with this policy to the City Council for new development projects, or at an administrative level if the project does not require City Council review	

<b>5.02.320 RESIDENTIAL</b>			
<b>POLICY NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS</b>
5.02.320	The Town should allow only the construction of single family detached housing units as infill in the Sterling Park neighborhood.	In 1998, the City Council adopted a new Neighborhood Residential (R-S) Zoning for the Sterling Park Sub-area. This ordinance clearly defines density and design guidelines to maintain the single family detached character of the neighborhood.	
5.02.321	Residential developments having ten or more units should be required to provide park and recreation facilities or contribute to the improvement of community-wide facilities.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects.	
5.02.322	The Town should restrict to 50 the maximum annual number of new residential units that become available for rent or purchase and should monitor population growth so that the total population is only approximately 1500 by the year 2005.	Regulation of population growth is necessary so that City Services are not overburdened and can be expanded in an orderly manner.	
5.02.323 ✓	The existing commercial use on Hoffman Street should be phased out and replaced with a residential use.	The City Planner will make recommendations consistent with this policy to the Town Council. The City Planner will work with the property owner to design a Planned Development that is compatible with the surrounding residential development.	

<b>5.02.330 COMMERCIAL</b>			
<b>POLICY NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS</b>
5.02.331	Shopping facilities, auto dealerships, and other general commercial land uses should be located in the commercial core area centered on Serramonte Boulevard and extending northward along Junipero Serra Boulevard to the 280 Metro Center.	The existing commercial zoning pattern, lot sizes and existing development follow this policy. Developments of this type in other commercial areas are not appropriate due to lot size constraints.	
5.02.332 ✓	The City Council should encourage expansion of the Auto Sales District onto vacant and redevelopable properties located at the westerly end of Collins Avenue. All development in the Collins Avenue Corridor should be required to follow specific development guidelines set forth in the General Plan. Heavier service commercial uses such as auto body shops, roofing companies, light manufacturing and similar uses should be located in the Mission Road District.	The City Planner has and will continue to make recommendations for the implementation of the Collins Avenue Corridor development guidelines in the General Plan at a staff level or in proposals presented to the City Council.	

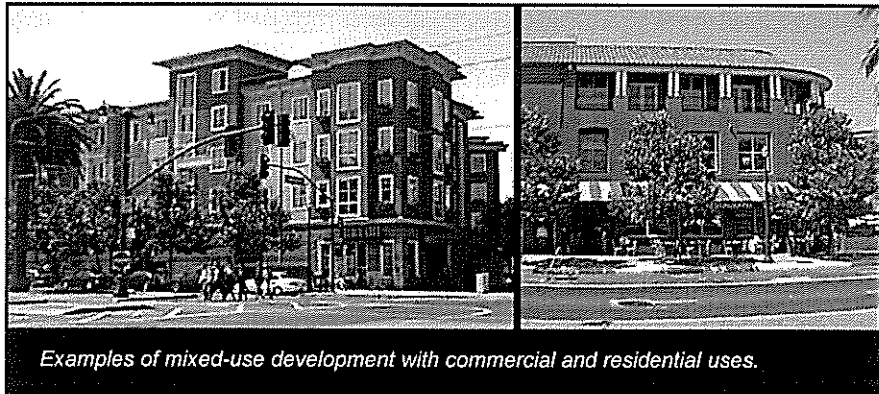
✓ Special site specific policy. See Exhibit LU-2 for locations.

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**5.02.330 COMMERCIAL (continued)**

POLICY NUMBER	POLICY	IMPLEMENTATION MEASURE	CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS
5.02.333	As properties on Collins Avenue are redeveloped, new uses which reinforce the Auto Sales District should be encouraged.	The City Planner has and will continue to make recommendations for the implementation of the Collins Avenue Corridor development guidelines in the General Plan at a staff level or in proposals presented to the City Council.	
5.02.334	Commercial land uses requiring frequent truck deliveries should not be located adjacent to residential or cemetery land uses without a sufficient buffer incorporated into their site plans.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects. Colma's primary residential area is physically removed from the commercial areas of Town.	
5.02.335 ✓	Mixed commercial and residential uses should be encouraged in the southerly portion of the Mission Road District and in the commercial frontage along Mission Street in the Sterling Park Planning Area.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects. Planned Development zoning should be encouraged.	

✓ Special site specific policy. See on Exhibit LU-2 for locations



**5.02.340 EXECUTIVE/ADMINISTRATIVE**

POLICY NUMBER	POLICY	IMPLEMENTATION MEASURE	CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS
5.02.341	Development proposals for parcels located on El Camino Real between F Street and Mission Road should be consistent with the Cemetery (G) or Executive/Administrative (E) land use categories. Zoning changes on El Camino Real from the Commercial (C) or Cemetery (G) category should only be made to the Executive/Administrative (E) category.	The City Planner will make recommendations consistent with this policy to the Town Council for new development projects or rezoning requests.	
5.02.342	The Town should encourage medical service offices and professional business offices to locate their facilities in the Executive/Administrative land use area along El Camino Real.	The Executive/ Administrative land use designation along El Camino Real permits and encourages these uses. Other zoning designations do not encourage these uses.	

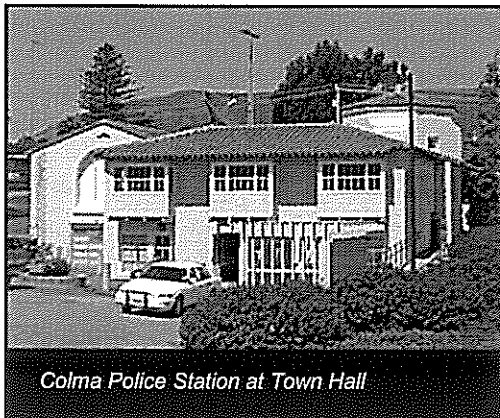
<b>5.07.350 CIRCULATION AND TRANSIT</b>			
<b>POLICY NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS</b>
5.02.351	The Town should cooperate with SamTrans and BART to facilitate the extension of BART service through Colma in a manner that does not detract from Colma's greenbelt theme. All tailtrack and line extensions shall be located underground following the abandoned S.P. Railroad right-of-way through Colma. Replacement landscaping including the use of tree species that will attain significant height and mass should be required.	The Town of Colma was involved in the BART Environmental Impact Report review process and in the review of specific development plans. Verbal and written comments were submitted back to BART consistent with this policy. The Town will continue to review detailed development plans and to monitor construction operations.	
5.02.352	Sufficient off-street parking should be required for all new construction, in amounts varying with the type of use.	The Zoning Code specifies the amount of off-street parking required for all new construction.	
5.02.353	The City Council should condition the approval of permits for all site and building improvement projects where such projects involve the public street frontage to require the installation of a public sidewalk, if one does not already exist, within the public right-of-way fronting the affected property.	The City Planner will make recommendations consistent with this policy to the City Council for new development projects.	Circulation 5.03.722 Open Space/ Conservation 5.04.392
5.02.354 ✓	The Town should abandon "paper streets" in the Cypress Hills district that do not provide access to in-holding lots, or are redundant with other paper streets. Paper streets which provide direct access to in-holding lots should be maintained as public easements.	The City Planner will make recommendations consistent with this policy to the City Council. If a paper street is made redundant by an in-holding lot being acquired by an adjoining landowner, the City Planner will recommend to the City Council that the street be abandoned.	Circulation 5.03.718
5.02.355 ✓	Access to parcels fronting El Camino Real south of Mission Road should be restricted to right-turn in/right-turn out only. Access to parcels with frontage on both El Camino Real and Mission Road should be restricted to Mission Road.	The City Planner will make recommendations consistent with this policy to the City Council for new development projects.	Circulation 5.03.725

✓ Special site specific policy. See Exhibit LU-2 for locations.

<b>5.02.360 UTILITIES</b>			
<b>POLICY NUMBER</b>	<b>POLICY</b>	<b>IMPLEMENTATION MEASURE</b>	<b>CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS</b>
5.02.361	The Town should require all new construction projects to place power, telephone and cable TV lines underground. Utility boxes and transformers should also be undergrounded if possible. If there is no reasonable alternative than above ground placement then these facilities should be screened by fencing and/or landscaping.	The Town of Colma Municipal Code includes a section on utility undergrounding consistent with this policy.	
5.02.362	The Town should require all new construction projects to hook up to public water and sewer systems.	The City Planner will make recommendations consistent with this policy. Cemeteries will be allowed to continue using groundwater for irrigation purposes.	

**5.02.370 PUBLIC SERVICES AND FACILITIES**

POLICY NUMBER	POLICY	IMPLEMENTATION MEASURE	CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS
5.02.371	The Town should acquire additional vacant or underutilized land for civic purposes such as community recreation facilities, playing fields, a library, a public safety facility, and a corporation yard.	The Town continues to investigate opportunities for acquiring additional sites for civic purposes. The City Council will be asked to rate acquisition priorities.	Open Space/ Conservation 5.04.391 Safety 5.07.438
5.02.372	The Town should insure that the community is served by a self-sufficient fire protection system which may include support for the existing District, establishment of a joint powers agreement, acquisition of the existing District and facilities or development of a new free-standing fire station.	A preliminary facility study has been prepared to assess current and future needs of the District. This study will be periodically be evaluated and used in decisions to purchase property or expand existing facilities.	Safety 5.07.437
5.02.373	If the police department maintains its facility at Town Hall, the City Council should consider ways to expand office space and facilities on-site or at a new, off-site location. An off-site location should be sought for a Town corporation yard.	A preliminary space needs assessment has been conducted which indicates that there is an urgent need to expand the Police Department facility to meet current and near-term growth. Maintaining the facility at Town Hall would retain the central location that the current facility enjoys.	
5.02.374	In the case that a private school is proposed to be constructed in Colma, it is appropriate to find a site located near established residential areas and public transit routes. If a church is proposed to be built in Colma, a site should first be sought within a cemetery/agriculture land use area; second, in an executive/administrative land use area; third, in a commercial area.	The City Planner will advise prospective applicants accordingly and make recommendations consistent with this policy to the Town Council for new development projects.	
5.02.375	Child care facilities should be encouraged in both residential and non-residential areas in ways that are compatible with existing uses, in order to promote availability and accessibility of services. Facilities will be encouraged to register with the Child Care Coordinating Council of San Mateo County.	The City Planner will advise prospective applicants accordingly and make recommendations consistent with this policy to the Town Council for new development projects.	



*Colma Police Station at Town Hall*