



## **NORTH COAST LAND HOLDINGS, LLC PROPOSES DEVELOPMENT ON THE FORMER GOLDEN GATE SEMINARY PROPERTY**

North Coast Land Holdings, LLC has submitted an application for development on the former Golden Gate Baptist Seminary property on the Strawberry Peninsula in Mill Valley, CA.

The project, designed by Mark Cavagnero Associates Architects, includes a residential care facility for senior citizens and would replace a majority of the existing residential housing, as well as provide new residential housing. In addition, a pre-school and fitness center that would both be open to the public are proposed. Twenty percent of the proposed units would be reserved as below market rate housing. More than 75 percent of the 127-acre campus would be preserved as open space, athletic fields, paths and plazas. No changes to the existing higher educational use of the site are proposed.

The Golden Gate Baptist Seminary was originally approved in 1953 for a graduate school campus with on-site residential facilities for staff, students, and their families. Since it first opened its doors in September 1959, a variety of approvals have been granted to the Seminary allowing up to a 1,000 student population, up to 192,600 square feet of floor area, and 304 residential units, in addition to selling off a portion of its land to fund school related improvements and capital projects.

On February 5, 2020, North Coast Land Holdings submitted a Master Plan, Design Review, Vesting Tentative Map, Master Use Permit, and Tree Removal Permit application to the Marin County Planning Division to supplement its previously submitted amendment request to the Strawberry Community Plan. The North Coast application will be carefully reviewed by County staff, the Strawberry Design Review Board, the Marin County Planning Commission, and finally the Marin County Board of Supervisors, to be sure that what is proposed fits Marin County's land use and real estate development policies. Before any decision is made, the County will do a thorough environmental review of the project pursuant to the California Environmental Quality Act (CEQA), which will analyze a wide variety of potential impacts including effects to traffic congestion and natural resources. All along the way, the community and wider public will be invited to be heard and provide detailed input and comment on the proposed project.

Complete project information will be made available at the Planning Division's office in room 308 of the Marin Civic Center, open Monday through Thursday from 8 AM until 4 PM, and Friday from 8 AM until 12 PM. Project information and plans will be available on the Planning Division's website at:

[https://www.marincounty.org/depts/cd/divisions/planning/projects/alto-strawberry/north-coast-land-holdings-llc mp dp tr up 15 343 mv](https://www.marincounty.org/depts/cd/divisions/planning/projects/alto-strawberry/north-coast-land-holdings-llc_mp_dp_tr_up_15_343_mv).

For more information on the project and the planning process, please contact Michelle Levenson, Senior Planner at (415)473-3715 or via email at [mlevenson@marincounty.org](mailto:mlevenson@marincounty.org).