

Conditional Use Permit Amendment Application Alterations to Marin Jewish Community Campus

prepared for
County of Marin Planning Department



herman coliver locus architecture



Scott L. Hochstrasser
IPA, Inc.

E-Mail slh1ipa@aol.com * 141 Bolinas Road * Fairfax, CA 94930 USA
* Tele (415) 459-6224 * Cell 1+415-572-2777

TABLE OF CONTENTS		page
I.	Statement of Campus Purpose	1
II.	Land Use Background	1
III.	Use Permit Amendment	2
IV.	Growth: Marin Jewish Community Has Grown Substantially Over the Past Three Decades	4
V.	Traffic Management Tools	5
VI.	Parking Management Tools	7
VII.	Summary Goals and Objectives	8

Exhibit A: Existing and Proposed Campus and Building Plans

Exhibit B: Arborist Report for Congregation Rodef Sholom

I. Statement of Campus Purpose

The Marin Jewish Community Campus ("the Campus") is comprised of three Jewish institutions: Congregation Rodef Sholom; the Osher Marin Jewish Community Center; and Brandeis Marin Day School. The three religious and cultural institutions—which we refer to as the "Campus Partners"—have created a unique environment that is the heart of Jewish life in Marin County. In addition to serving religious needs, these institutions also provide important resources for the greater Marin community.

In broad terms, the Campus does the following:

- Builds lasting Jewish identity for Marin County's Jewish population, inspiring a deep commitment to Judaism and its practices, and anchoring the expression of Jewish life in Marin County.
- Offers an inclusive approach to Jewish life, celebrating diverse forms of Judaism, Jewish expression, and the families that create them.
- Celebrates Jewish life, including the practice and teaching of Judaism, Jewish education, Jewish cultural expression, and a holistic approach to physical and spiritual wellness.
- Views the interfaith character of most Marin County Jewish households as an opportunity for innovation regarding the meaning and purpose of Judaism and Jewish life in the 21st century.
- Serves as both a destination for Judaism and Jewish life as well as a gateway for Jews to engage in Jewish involvement elsewhere in Marin, the region, and beyond.
- Serves as a unique community gathering place that is an inclusive environment for all faiths and backgrounds seeking to build cross cultural understanding.

II. Land Use Background

The Marin Jewish Community Campus ("the Campus") is a non-profit community organization that includes Congregation Rodef Sholom, Brandeis Marin Day School, and Osher Marin Jewish Community Center. (The three entities are referred to collectively herein as "the Campus Partners.") The Campus is developed on approximately 13-acres located at 170, 180, 200, and 210 North San Pedro Road, in unincorporated San Rafael, California. The majority of the current land uses have existed on the site, in some form, since the early 1960s, but have expanded several times since then, most notably in the late 1980s, when most of the structures currently on the site were initially constructed.

In 1987, the County granted a Use Permit for the Campus development and land uses on approximately 11.22 acres of land including five (5) Assessor's Parcels as follows:

APNs 180-281-12, 20, 21, 34 and 35 located at 170, 180 & 200 North San Pedro Road.

In 2006, the Campus acquired an additional property (APN 180-281-25) coterminous with the eastern boundary of the existing campus. The additional property located at 210 North San Pedro Road is approximately 1.67 acres. It was previously referred to as the "California Teachers Association" (CTA) property and presently is known as the JCC Annex.

The six (6) total Campus Assessors parcels lack uniform land use designations and zoning in the current Countywide Plan. The various land use designations and current applicable zoning districts for the Campus properties are set forth below:

Countywide Plan Land Use and Density Designations:

- SF5 (Single Family Residential, 2-4 units per acre)
- SF6 (Single Family Residential, 4-7 units per acre)
- OC (Office Commercial/Mixed Use)
- PR/RUG overlay (Planned Residential, 1 unit per 1-10 acres with Ridge and Upland Greenbelt Overlay)

Zoning Districts (multiple districts apply):

- A-2: (Limited Agriculture, 2 dus per 1 acre)
- R-A: B-2 (Residential, Agricultural, 10,000 sq. ft. minimum lot size)
- AP (Administrative Professional Office, 30% FAR)
- RMP (Residential Multiple Planned District)

TABLE #1

APN	Area Acres	Zoning
180-281-34	2.94	R-A: B-2 (1 du per 10,000 sq. ft.)
180-281-35	1.98	R-A: B-2 (1 du per 10,000 sq. ft.)
180-281-12	.41	R-A: B-2 (1 du per 10,000 sq. ft.)
180-281-21	2.40	A2 (2 du per 1 acre)
180-281-20	3.59	RMP 1 (1 du per 1 acre)
180-281-25	1.67	AP (Multi/SF 30% FAR)
Total Land Area	12.99 Acres	Various

III. The Campus Partners Are Willing To Engage In The Use Permit Amendment and Design Review Process To Facilitate A Comprehensive Land Use Entitlement Update

The Countywide Plan land use designations for the property are a diverse mix. The zoning districts permit a mix of land use opportunities, and various development standards apply to the Campus property ownerships. In 1987, the Campus Partners and the County recognized that a Use Permit was an appropriate entitlement to establish a comprehensive future land use and facilities development plan for the property. Accordingly, in 1987 the County granted a Use Permit to allow religious, recreational, and educational facilities to be constructed and occupied. It is now the primary goal of the Campus to redevelop the campus facilities. The centerpiece of this application is the proposed replacement of the nearly 60-year-old synagogue structure with a beautiful new temple to be located in the existing footprint of the current building. A landscaped courtyard will create an inviting entryway that will be enjoyed by users of all three facilities. In addition, the Osher Marin Jewish Community Center intends to replace its existing indoor warm water therapy pool with a modernized therapy pool in the same location, and will

add a new “family fun” pool that will replace an existing tot wading pool. The new pool is not expected to materially increase membership or traffic to the Jewish Community Campus. Instead, the families who currently share the therapy and lap pools will now have their own pool to separately enjoy. Brandeis Marin has designed improvements to the school building that will substantially enhance the learning environment, including a new math and science classroom geared to the STEM curriculum.

Descriptions of each of the major campus facility improvements are set forth below with additional information provided in the accompanying plans.

An exploratory pre-application filed in early 2018 contemplated additional uses: a new middle school and senior housing. Those items, however, have been removed from this application. Because there is no change in land use being requested, there is some question whether the Campus Partners actually require an amended Use Permit at this time. Regardless, the Campus Partners are prepared to enter the Use Permit amendment process in good faith to update terms of the land use entitlements. Accordingly, the Campus Partners look forward to working with the County staff, greater community, and decision makers to reach a successful outcome.

Congregation Rodef Sholom

When construction of Congregation Rodef Sholom (CRS) on the Campus was completed in 1962, it was the spiritual home for 300 families. Today, the CRS community has grown to roughly 1,100 diverse households, while its building has remained, for the most part, unchanged. The synagogue requires re-imagined and distinct spaces to support its multi-generational, spiritual, social, educational, and social justice mission.

The plan is to demolish and reconstruct the synagogue to better serve the current community. (See Table #1 below) The existing 14,357 square foot one-story synagogue will be removed and replaced with a new 23,317 square foot building. The new building footprint is planned in the same location as the existing building and the additional square footage is created in a second story. The proposed sanctuary height (46.5 ft) is roughly 2.5 feet above the existing sanctuary dome (44 ft). The reconstruction includes a new lobby, sanctuary, social hall and kitchen, offices, and meeting spaces, landscaped outdoor courtyard and patios.

Osher Marin JCC Aquatic Center

The "JCC," established in 1948, moved to North San Pedro Road in 1967. It was expanded in 1989, renovated in 2006, and has grown from a membership of just a few hundred the year it was founded, to 890 households in 1989, and to more than 3,000 member households today. The Osher Marin JCC Aquatic Center improvements include replacing and remodeling the existing 1,875 square foot indoor pool and replacing it with a 2,175 square foot indoor pool in the same location. As the number of senior members has increased, the demand has grown for a warm therapy pool dedicated exclusively for use by seniors, which has limited opportunities for youth swimming lessons and family "free swim." Accordingly, the 491 square foot outdoor tot pool will be demolished and replaced with a new 2,900 square foot family fun pool. The plan also includes a new 78 square foot outdoor spa, splash pad, and replacement pool decking. New pool mechanical building and changing rooms will be constructed. The indoor pool improvements are focused on supporting ongoing youth swimming lessons and senior therapy. The existing outdoor pool remains and will continue to provide adult lap swimming. The new outdoor pool is designed to move children and family users out of the existing indoor and outdoor lap pools. The new

outdoor pool is forecast to result in some future growth in use, however, that is not expected to be significant because of the limited seasonal use which is May through September.

Brandeis Marin

Brandeis Marin's K-8 school was established on the Campus in 1978. In 2015, the school re-organized and it is growing under new leadership, with enrollment increasing from 153 students in 2015 to 178 students today. Over the next three to five years, the school expects to grow organically from its current enrollment to its former peak enrollment of approximately 214 students (see Table #1, below). Over the next five to seven years, the school has identified opportunities to expand its current capacity to approximately 250 students.

Brandeis Marin School alterations are planned to reconfigure the interior of the existing campus building to provide new classroom configurations, improved library facility and more functional staff and administrative office space. The plan includes the addition of approximately 2,074 square feet of floor space for three new "STEM" classrooms to be located in current attic building volume located above the existing one-story south wing of the building. Building upgrades include window replacement, new exterior siding, and sunshades. HVAC and electrical upgrades and new handicapped accessible restrooms on the second floor are planned to meet current health, safety, and accessibility requirements.

Osher Marin JCC Early Childhood Education

The JCC's Early Childhood Education (ECE) Building requires significant interior renovation and minor exterior alterations, including a small front addition (700 s.f.) to enhance its learning environment. A new entry and lobby addition will provide much needed interior space for an expanded teaching kitchen, art area, gallery, and classroom, as well as administration wing reconfigurations to improve office space for caregivers and administrators. Classrooms will be fitted with folding glass walls and new projecting shade canopies to foster an indoor-outdoor learning experience. Outdoor play spaces will be renovated (in place) to support an evolving constructivist and emergent preschool curriculum.

OMJCC Early Childhood Education building interior alterations are planned to provide more functional classroom spaces for pre-school children. The interior renovations include a teaching kitchen, new restroom facilities, and improved office space for care giving and administration staff. Exterior changes include improving the stairway entry canopy, new skylight, replacement of existing windows with exterior glass nana wall systems, and new textile shade structures to facilitate indoor-outdoor experimental learning. The improvements are provided to improve security, safety, indoor-outdoor healthy play areas, and provide for adequate restroom facilities sized for small children.

IV. Marin Jewish Community Campus Engagement Has Grown

In the past 29 years, Marin Jewish Community Campus engagement has increased significantly at the same time the building facilities have aged.

Each of the three (3) Campus Partners have specific land and building improvement needs and uses that they require to continue to serve their mission of community service combined with the pursuit and expression of the religious beliefs of their members, students, and congregants. A

proposed campus improvement plan and land use program for the next 20-year period is described below.

**TABLE #1
Campus Partners' Membership Comparisons**

Institution	1989	Peak	2019
Congregation Rodef Sholom	*339	*1,120	*1,100
Osher Marin Jewish Community Center	*890	*3,200	*3,048
Brandeis Marin Day School	**107	**214	**250
* <i>households</i>			
** <i>students</i>			

**TABLE #2
Current and Proposed Building Square Footages**

Campus Partner	Current	Proposed Sq. Ft.
Congregation Rodef Sholom	14,357	23,317
Osher Marin Jewish Community Center	60,181	62,152
Brandeis Marin Day School	20,083	22,157
Osher Marin JCC Early Childhood Education	8,310	9,010
Osher Marin JCC Annex	6,677	6,677
TOTAL	109,608	123,313

The included existing & proposed site plans along with the attached Drawings provide additional detail regarding the existing and proposed building footprints and square footages and occupancy. See Exhibit A which includes Drawings prepared by Herman Coliver Locus Architecture, ELS Architecture and Urban Design, CSW St2 Engineering, KPFF Engineering; dated November 11, 2019, "Alterations to Marin Jewish Community Campus" plans.

**TABLE #3
Campus Use Tabulation – Existing and Proposed**

Plan Sheet G0.1 provides a detailed "Campus Use Tabulation – Existing and Proposed." The tables provide details for the present day "All Users Combined" for months, days, times of day, and number of visitors. The "Projected Usage – All Users Combined" provides by month, day, and times the projected usage of the campus facilities with the building and grounds alterations identified above. Additionally, the plan Sheet G0.1 provides "Monthly Events" and "Annual Events" tables to provide the current operations and "Projected Usage – Monthly Events" and "Projected Usage Annual Events" summaries.

V. Traffic Management Tools

Congregation Rodef Sholom (CRS) Ride Share Program

The synagogue has purchased a software program called Map Point that allows congregants to identify the homes of all other congregants. In this way, congregants who are interested in

carpooling are made aware of others who live in their neighborhood. Congregants can create lists filtered down to within one half mile of their homes. The congregants then contact their neighbors on their own to request or offer a ride. There also is a staff member assigned to coordinate rides. If a congregant wants to come to services and for whatever reason does not want to drive or is unable to do so, then the office will make the call on their behalf to schedule their ride.

Congregation Rodef Sholom New Off-Site Program

This year, classrooms are rented on Monday afternoons at the Mill Valley Community Center for fourth through sixth grade religious school students who live in southern Marin. Previously, those students would come to the Campus on Thursday afternoons between 4:00 and 6:00 pm. Thus, by offering this class off-site, CRS is further reducing the afternoon traffic coming to the main Campus. There are currently 20 students currently enrolled for this year at the southern Marin site.

Osher Marin Jewish Community Center (JCC)

The JCC has personnel dedicated to Facilities and Traffic Operations Management (FTOM). This staff person works with all three Campus Partners to actively reduce Campus traffic and congestion on North San Pedro Rd.

Bike and Transit Ridership Increases

The FTOM staff is assigned to create an ongoing promotional campaign to encourage all Campus users to bike and ride public transportation including the SMART train, buses, and shuttles provided by the Campus. The FTOM staff's promotional efforts include postings on Campus websites, social media, a weekly Eblast newsletter, and additional ride and promotion boards around the Campus. Usage of bike racks, public transit, and shuttles is monitored and recorded daily.

JCC Carpool Encouragement

The JCC continually encourages its new and existing staff to carpool to work.

Brandeis Marin Van Program

In August 2011, Brandeis Marin began offering bus service, operated by CYO Transportation, for students living in San Francisco and Southern Marin as a way to minimize traffic and provide a service to Brandeis families. In 2017, the school terminated the contract with CYO Transportation and purchased its own 10-person passenger van, later expanding its fleet to 4 vans. The 4 vans travel the following routes:

Route 1 – Departs from Strawberry Village in Mill Valley at approximately 6:30 am, arriving at school at approximately 6:50 am. The van then makes a second trip departing from the Mill Valley Community Center in Mill Valley at approximately 7:30 am, arriving at school at approximately 7:50 am.

Route 2 – Departs from the corner of 8th & Cabrillo in San Francisco at approximately 7:00 am, then stops at the San Francisco Jewish Community Center at approximately 7:10 am, then at Congregation Beth Shalom at approximately 7:20 am, then at Strawberry Village in Mill Valley at approximately 7:35 am, and arrives at school at approximately 7:50 am.

Route 3 – Departs from CVS Pharmacy in Tiburon at approximately 7:25 am, stops at Strawberry Village in Mill Valley at approximately 7:35 am, and arrives at school at approximately 7:50 am.

Route 4 – Departs from Telegraph Avenue in Oakland at approximately 6:40am, arrives at North Berkeley BART at approximately 7:05am, arrives at 2187 Meeker Avenue, Richmond at approximately 7:15am and arrives at school at approximately 7:55am.

Each van holds nine students, and three of the four vans currently are full. Families can register to use the van one-way or both ways each day. The school intends to expand its van operations in the coming years with additional vans and routes as necessary.

Brandeis Marin Carpool Program

Parents are reminded and encouraged to carpool throughout the year. The school has a carpool program in place but intends to make it even more robust. Currently, a Brandeis Marin staff member connects each newly enrolled student's family to other Brandeis families by region and neighborhood and encourages carpooling.

VI. Parking Management Tools

Currently all staff are required to register their vehicles with FTOM staff and display at all times an issued parking sticker while at work. The written agreement for the Rectory Lot at 160 North San Pedro Road for Campus employee parking spaces currently includes 38 lined spaces; 27 full size and 11 compact. Spillover staff parking is available pursuant to a verbal agreement with the Mormon Church with 40 additional spaces. Additionally, the Marin School campus provides staff parking for up to 50 additional spaces.

The JCC plans to renew and extend existing parking agreements with the Mormon Church and Marin School to add more parking spaces to the current lot counts to serve event parking needs. Formal agreements with details are pending final approval by the three parties.

Safe Routes to School

The Campus Partners have been and will continue to be committed to working with their immediate neighbors and the surrounding community to improve safety for children walking, biking, or driving to and from school.

On –Site Parking Improvements to Parking

In 2006, the Campus acquired an additional property (APN 180-281-25) coterminous with the eastern boundary of the existing campus. The additional property located at 210 North San Pedro Road is approximately 1.67 acres and currently is referred to as the "California Teachers Association" (CTA) property or JCC Annex. The subject property provided 43 additional parking spaces for the Campus Partners, in addition to the existing 215 parking spaces located on the

Campus property at 200 North San Pedro. Accordingly, the current parking on-site for the Campus partners totals 257 spaces.

VII. Summary Goals and Objectives

With this application, the Campus Partners seek approval to permit specific building and grounds alterations and building additions to support a lasting Jewish identity for Marin County's Jewish population, inspiring a deep commitment to Judaism and its practices, and anchoring the expression of Jewish life in Marin County.

The Campus Partners are committed to the following objectives;

- Offering an inclusive approach to Jewish life, celebrating diverse forms of Judaism, Jewish expression, and the families that create them.
- Celebrating Jewish life, including the practice and teaching of Judaism, Jewish education, Jewish cultural expression, and a holistic approach to physical and spiritual wellness.
- Supporting views of the interfaith character of most Marin County Jewish households and providing an opportunity for innovation regarding the meaning and purpose of Judaism and Jewish life in the 21st century.
- Serving as both a destination for Judaism and Jewish life as well as a gateway for Jews to engage in Jewish involvement elsewhere in Marin, the region, and beyond.
- Welcoming of all faiths and backgrounds to foster cross-cultural understanding and support.

Conditional Use Permit Amendment Application

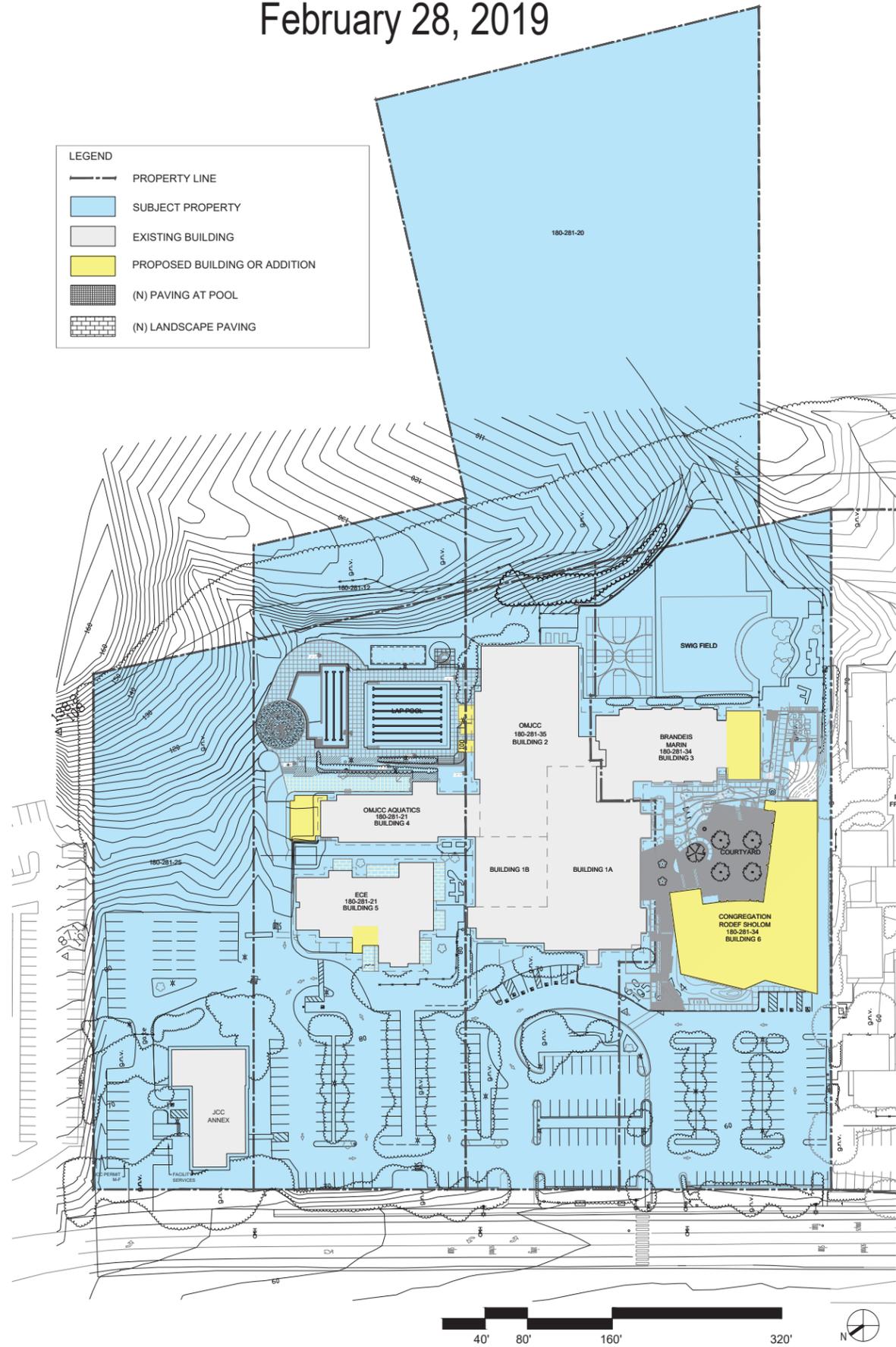
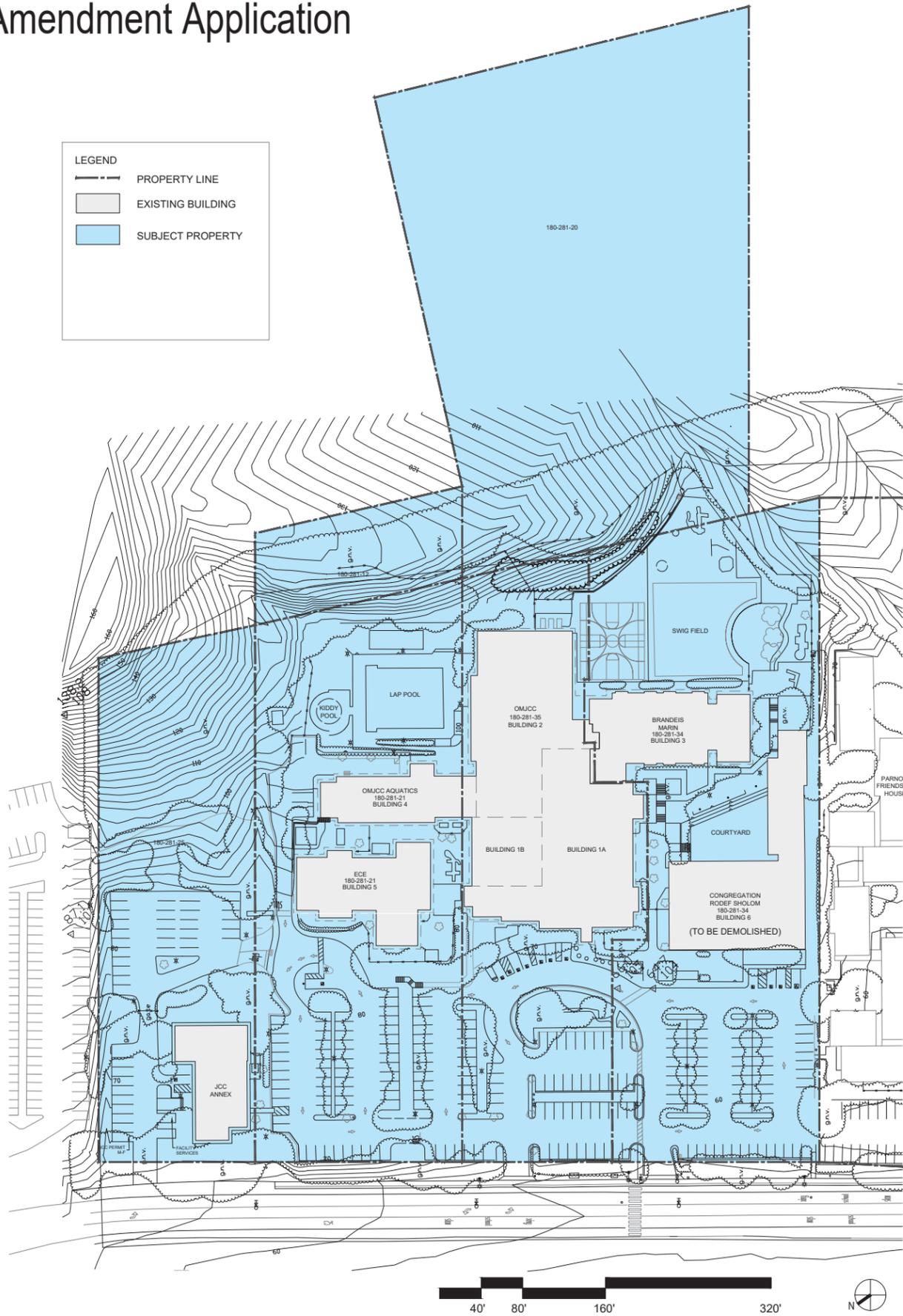
MARIN JEWISH COMMUNITY CAMPUS February 28, 2019

LEGEND

-  PROPERTY LINE
-  EXISTING BUILDING
-  SUBJECT PROPERTY

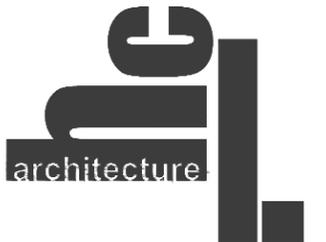
LEGEND

-  PROPERTY LINE
-  SUBJECT PROPERTY
-  EXISTING BUILDING
-  PROPOSED BUILDING OR ADDITION
-  (N) PAVING AT POOL
-  (N) LANDSCAPE PAVING



1 EXISTING SITE PLAN

2 PROPOSED SITE PLAN



herman coliver locus
 423 Tehama Street San Francisco, California 94103
 T 415.495.1776 F 415.552.9811 E info@hclarchitecture.com