



NOTICE OF MARIN COUNTY BOARD OF SUPERVISORS HEARING

North Coast Land Holdings Appeal of Master Plan Extension Denial and
Suspension of Preparation of Environmental Impact Report for
North Coast Land Holdings Community Plan Amendment, Master Plan Amendment, Design Review, Master
Use Permit, Tentative Map, Tree Removal Permit (Project IDs P1851 and 1852)

NOTICE IS HEREBY GIVEN that the Marin County Board of Supervisors will conduct a public hearing on Tuesday, December 12, 2017 to consider two actions related to the proposed redevelopment of the former Golden Gate Baptist Theological Seminary in the unincorporated community of Strawberry. The property has been used by the Seminary as a graduate school under a 1953 Use Permit. Since the Seminary campus opened in 1959, it has received a variety of land use approvals, including a Master Plan for campus improvements in 1984. The Board will consider an appeal filed by North Coast Land Holdings of the Planning Commission's action that denied the proposed 4-year extension to the 1984 Master Plan (the Master Plan will expire on January 1, 2018) and to suspend preparation of an Environmental Impact Report for the North Coast Land Holdings project, as described below. The applicant for the project is Bruce Jones, and the property is located at 201 Seminary Drive, Mill Valley, further identified as Assessor's Parcels 043-261-25; 043-261-26; 043-262-03, 043-262-06; 043-401-05; 043-401-10; 043-401-16; 043-402-03; and 043-402-06.

The project consists of the proposed redevelopment of the project site with a graduate school campus that would allow up to 1,000 students, in addition to the construction of academic buildings and residential units. Proposed construction includes a 25,000 square foot Chapel/Auditorium, 20,000 square foot Gymnasium/Health Center, 12,000 square foot Student Center, 12,000 square foot addition to, and interior remodeling of, the Administration Building (resulting in a 63,200 square foot building), 5,200 square foot maintenance building (replacing a 2,200 square foot maintenance building), and interior remodeling of the Library and Cafeteria. In addition, 93 new housing units will be constructed, and 198 of the existing 211 units of housing will be replaced, resulting in a total of 304 residential units on the property. The applicant also seeks approval to continue the following nonpermitted uses on the property: (1) on-site property management offices; (2) a pre-school; (3) a catering company; and (4) renting out of residential units to the general public. Existing community use of the campus for social, civic, and athletic events will be continued. The proposed Vesting Tentative Map includes a resubdivision of a portion of the map entitled "Map of Seminary Ridge- Phase 1," filed in book 20 of maps page 84, Marin County Records, including subdividing Lot 28 into seven lots ranging in size from 0.72 to 32.02 acres. The applicant reserves the right to seek a 35% density bonus as allowed by State law with concessions that allow for a residential density that is above the low end of the general plan's density range.

For more information about the application, please visit the Planning Division's project webpage at: https://www.marincounty.org/depts/cd/divisions/planning/projects/alto-strawberry/north-coast-land-holdings-llc_mp_dp_tr_up_15_343_mv. Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates. Hard copies of all of the application materials, including project plans and any technical reports, are available at the Planning Division's public service counter, which is normally open from 8 AM until 4 PM, Mondays through Thursdays. For more information about the Board of Supervisors hearing, please visit the Board of Supervisors hearings webpage at: <http://www.marincounty.org/depts/bs/meeting-archive>.

The Board of Supervisors hearing on this matter will be held in the Marin County Hearing Chambers (Rooms 328/330, Administration Building), Civic Center, San Rafael, California, at or after 1:30pm on Tuesday, December 12, 2017, where anyone interested in this matter may appear and be heard. The hearing agenda will be posted on the Board of Supervisors hearing webpage on the Thursday before the hearing. A staff report will be available on the project webpage on Friday, December 8, 2017.

If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Agency, Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).)

[November 22, 2017]

Tom Lai
Assistant Director



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.