

MARIN COUNTY PLANNING COMMISSION
Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California
Special Meeting
Monday, October 30, 2017 – 1:00 P.M.

AGENDA

Agenda items will be heard at the time specified or later, depending on the progress of the meeting.

- 1:00 P.M. 1. INITIAL TRANSACTIONS
- a. Minutes – October 23, 2017
 - b. Communications
2. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items
3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
-

- 1:05 P.M. 4A. **NORTH COAST LAND HOLDINGS MASTER PLAN EXTENSION**
- 4B. **RILEY HURD APPEAL OF THE NOTICE 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**

PLANNER: TOM LAI

This is a public hearing 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 Planning Commission will consider the applicant's request to extend the 1984 Master Plan (which will expire on January 1, 2018) for four additional years. The Planning Commission will also consider an appeal filed by Riley Hurd, on behalf of the Seminary Neighborhood Association, of the determination that an Environmental Impact Report (EIR) is required for the project. 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. The proposed Vesting Tentative Map includes a resubdivision of lots 25, 26, 27, 28, and Parcels A, B, and C as shown on the map entitled "Map of Seminary Ridge- Phase 1," filed in book 20 of maps page 84, Marin County Records by 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



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 five work days in advance of the event. Copies of documents are available in alternative formats, upon request.

PLANNING COMMISSION MEETING PROTOCOLS

I. PLANNING COMMISSION VOTING REQUIREMENTS

- A. For the following actions, four (4) affirmative votes from the Planning Commission membership must be cast:
1. Adopt recommendation to adopt or amend a general, community, or specific plan.
 2. Adopt a recommendation on zoning text or zoning district amendments.
 3. Reverse or modify a previous decision of the Director or Hearing Officer for Zoning Code or Subdivision Code matters.
- B. Any other action by the Planning Commission requires a majority (for a minimum of three (3) affirmative votes). Failure to obtain a majority vote to approve an action shall be deemed a denial of the action; however, failure to reach a majority vote to deny any matter shall not constitute approval.

II. GUIDELINES FOR TIME LIMITS ON PRESENTATIONS AND PUBLIC TESTIMONY

The Planning Commission's general meeting procedure and time limit guidelines are as follows. These guidelines may be modified at the discretion of the Commission Chair in particular cases.

- | | |
|--|--------------------|
| A. Planning Division staff report | 5-10 minutes |
| B. Applicant's presentation | 10 minutes maximum |
| C. Appellant's presentation
(applies only if public hearing is required to act on a valid appeal) | 10 minutes maximum |
| D. Public Testimony (depending on the number of speakers) | 3-5 minutes each |
- Members of the audience may not allocate their testimony time to other speakers.

Written testimony is greatly appreciated and should be received no later than 9:00 a.m. on the Thursday prior to the date of the hearing. Please send ten (10) copies of written testimony to:

Marin County Planning Commission Marin County CDA, Ana Hilda Mosher 3501 Civic Center Drive, Suite 308 San Rafael, CA 94903	e-mail: planningcommission@marincounty.org Fax: (415) 473-7880
--	---

When written testimony is submitted, the text of the testimony will automatically become part of the record. It is not necessary to read the entire text into the minutes.

E. Electronic Presentations

If you wish to make an electronic presentation at the meeting, please advise the Planning Commission Secretary at 473-6269 or planningcommission@marincounty.org. Your presentation should be submitted on a flash drive at least two (2) business days (by 12:00 noon on the Thursday prior to a Monday hearing) in advance of the hearing to be checked for viruses and pre-loaded on County computer equipment. Non-County computers cannot be connected to the County Network. Please contact the Commission Secretary to discuss your equipment needs.

F. Close public hearing

When the public hearing is closed, no further discussion between the applicant, the public, and the Commission is appropriate unless the majority of the Commission agrees to hear new information only.

III. NOTICE REGARDING BUS SERVICE

The Marin County Civic Center is served by Golden Gate Transit Bus Routes 35, 49, and Marin Transit Route 233, with connections to other routes at Third and Hetherton Streets in San Rafael. For more information, call toll free 5-1-1 or (415) 455-2000 (Marin County).

NOTE: ALL PLANNING COMMISSION MEETINGS ARE AUDIO AND VIDEO RECORDED.

****Visit the Planning Commission website at
<http://www.marincounty.org/planningcommission>**