

M E M O R A N D U M

TO: Marin County Planning Commission

FROM: Tom Lai

**RE: October 30, 2017 Special Planning Commission Hearing Item 4
North Coast Land Holdings Master Plan Extension and
Riley Hurd Appeal of a Notice of Preparation of EIR**

DATE: October 26, 2017

Attached are correspondence received with regard to the above-referenced item since distribution of the staff report and recommendation.

- Attachments:
1. Kristina Lawson (North Coast Land Holdings) Letter (10/26/17)
 2. Bruce Jones Letter (10/26/17)
 3. Riley Hurd Letter (10/25/17)
 4. Larry Meredith Letter (10/9/17)
 5. Frances Corcoran Letter (10/19/17)
 6. Bruce and Frances Corcoran Letter (10/20/17)
 7. Robert Reitherman Letter, (10/25/17)
 8. Samuel and Ariel Soto-Suver Email (10/23/17)
 8. Brian Foster Letter (10/23/17)
 9. North Bay Leadership Council Letter (10/23/17)
 10. Raymond Kaliski Letter (10/24/17)
 11. Lisa Leigh Letter (10/24/17)
 12. Marin Environmental Housing Collaborative Letter (10/24/17)
 13. Kerry Rose Email (10/24/17)
 14. Bruce Bryson Email (10/24/17)
 15. Brigitte Scharetg Email (10/25/17)
 16. Bea Cortis Email (10/25/17)
 17. Rick Fullerton Email (10/25/17)
 18. Jesse Pasquale Email (10/25/17)
 19. Charles Ballinger Email (10/25/17)
 20. GGA Kids Marin Letter (10/25/17)
 21. Josh Sale Letter, (10/25/17)
 23. Tom Yurch Email (10/26/17)
 24. Josh Andresen Email (10/26/17)
 25. Stan Vail Email (10/26/17)
 26. Strawberry Community Association/Seminary Neighborhood Association
Online Petition (10/30/17)

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October 26, 2017

VIA E-MAIL (TLal@marincounty.org)

Chairman John Eller and
Members of the Planning Commission
County of Marin
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

**Re: October 30, 2017 Planning Commission Meeting Agenda Item Nos.
4A. North Coast Land Holdings Master Plan Extension and
4B. Riley Hurd Appeal of Notice of Preparation of Environmental Impact Report**

Dear Chairman Eller and Members of the Planning Commission:

Our firm represents North Coast Land Holdings, LLC ("North Coast" or the "Applicant"), the owner and applicant for the proposed redevelopment of the Seminary Property located in the community of Strawberry in Marin County. The revised project submittal includes the buildout of existing educational facilities, the renovation and redevelopment of existing residential housing areas, and the preservation of existing and additional open space (the "Project"), all in substantial conformance with the underlying entitlements, including the 1984 Master Plan approved for the development of the site. While an application for the Project has been pending for more than two years, the environmental review process for the Project commenced approximately one month ago.

In connection with the Project, there are two items set for hearing and your consideration next week: (1) the Applicant's October 3, 2017 request for a four-year extension of the existing 1984 Master Plan ("Extension Request"), and (2) an appeal filed by Riley Hurd, by letter dated October 9, 2017 ("NOP Appeal") on behalf of the Seminary Neighborhood Association ("Appellant"), challenging the County's issuance of a Notice of Preparation of an Environmental Impact Report ("EIR") dated October 11, 2017 for the proposed Project, and requesting the County to schedule a hearing to deny the requested entitlements prior to the application undergoing the typical entitlement review and without environmental review.

On behalf of our client, we have reviewed the NOP Appeal and the Staff Report prepared for the above-referenced items. For the reasons set forth below and as may be provided at next week's hearing, we urge the Commission to (1) approve the Extension Request under Option A as presented by staff, and (2) deny the NOP Appeal in accordance with staff's recommendation, so that the County may proceed with the preparation of an EIR for the Project. The extension request is a formality that is in line with the two prior extensions the County administratively approved in the past, and denial of the NOP Appeal will allow the County to proceed with an environmental review process to fully evaluate the potentially significant

environmental impacts of the proposed Project so that the community and the County's decisionmakers may be fully and properly informed.

1. MASTER PLAN EXTENSION REQUEST

While the Applicant has, in good faith, elected to request a formal extension of the Master Plan in order to maintain the status quo and for purposes of transparency, even without an extension, the Master Plan does not automatically expire under the applicable Development Code provisions and the terms of the Master Plan itself, and cannot expire because the Applicant's rights under the Master Plan are otherwise vested.

a. The Master Plan Cannot Expire Under Development Code Section 22.44.040

Under Section 22.44.050, a Master Plan is valid for a period of three years from the date the ordinance approving the Master Plan was adopted unless the Master Plan approval provided for a different term. An approved Master Plan shall not expire if, prior to the expiration date, a Precise Development Plan or a tentative subdivision map is approved in compliance with the Development Code. A subdivision map was approved and filed in Book 20 of Maps, Page 84 on July 10, 1990, and accordingly, pursuant to the express provisions of the Code, the Master Plan cannot expire.

b. The County Should Look to the Post-Approval Provisions of Chapter 22.44 and to State and Local Housing Policy when Considering the Extension Request

We note that while the Staff Report cites to Sections 22.70.050.B.2 and 22.70.050.B.3 in its discussion of Options A and B as establishing the standards for approving an extension, those sections are contained in Chapter 22.70 of the Development Code and apply generally to permits and entitlements. For purposes of the County's review of the Extension Request, the post-approval provisions of Chapter 22.44, which more specifically govern master plans, including expiration standards, are set forth in Section 22.44.050 and apply to the Extension Request.

We note that both Option B and Option C as described in the Staff Report would result in a reduction in the maximum residential density of the Seminary property, and would severely impede the development of desperately needed market rate and affordable housing in the County. Given the severity of the local housing crisis, any reduction in density of an existing developed infill site is bad policy. The Seminary property is described in the County's Housing Element as a component of the County's overall affordable housing strategy, and identified as among those "most frequently recommended for future housing." (Housing Element, p. III-28, App. C, p. C-4.) The Legislature, in recently passing a landmark housing bill package specifically designed to help fund housing construction and streamline development rules, declared in part, that "ensuring access to affordable housing is a matter of statewide concern, and not a municipal affair." (SB 35.) Within the greater context of the housing crisis, reducing the residential density permitted on this existing, developed, infill site would be contrary to state and county policy. We urge you to maintain the status quo for the site, particularly to preserve the opportunity presented by the Seminary property to provide affordable housing for the County in the future.

c. North Coast Has A Vested Right in the Master Plan Under the Plan's Vesting Provisions and Common Law Vested Rights Principles

The Master Plan provides for the vesting of the entirety of the Master Plan, providing that "If subsequent application for any portion of the Master Plan is filed with the County prior to expiration of the Master Plan, then the Master Plan shall be deemed vested and the entirety of the Master Plan shall not expire until the end of the Anticipated Phasing Period, January 1, 2010." (Master Plan, pp.30-31 [emphasis added].) The fact that certain buildings have not yet been constructed does not mean that if the Master Plan were not extended, the applicant will lose the right to construct them, as indicated in the Staff Report. (See *Pardee Construction Co. v. Cal. Coastal Commission* (1979) 95 Cal.App.3d 471, 479 [concluding that the failure to exercise a vested right to the fullest extent prior to the adoption of a new regulatory requirement did not affect its vested character]; *Stewart Enterprises, Inc. v. City of Oakland* (2016) [recognizing vested rights conferred by permit vesting ordinance earlier than available under the judicial doctrine]; *Griffin v. Marin County* (1958) 157 Cal.App.2d 507 ["If a permittee has acquired a vested property right under a permit, the permit cannot be revoked."].)

Sufficient development activities have been undertaken to establish common law vested rights under the existing entitlements, including the 1984 Master Plan, thereby preventing its automatic expiration or revocation. Under the common law doctrine of vested rights, if a city or county approves a particular project and the developer incurs substantial costs in reliance on that approval, the developer may acquire a vested right to complete the project as approved. As stated in the leading case on common law vested rights, *Avco Community Developers, Inc. v South Coast Regional Commission* (1976) 17 C3d 785, 791, 793, "[i]f a property owner has performed substantial work and incurred substantial liabilities in good faith reliance upon a permit issued by the government, he acquires a vested right to complete construction in accordance with the terms of the permit."

Here, five buildings have been constructed pursuant to both the original 1953 Use Permit and the Master Plan, and sufficient development activities have been undertaken to establish common law vested rights. To date, compared to the total buildout approved under the 1984 Master Plan, five of the 10 buildings (118,400 square feet of 192,600 square feet), or over 60% of the allowed floor area has been constructed, and 211 of the 304 residential units were constructed. Grading for future roads and academic building sites contemplated under the 1953 Use Permit has also been completed.

Component/Use	Permitted Under the 1984 Master Plan ¹	Constructed to Date	Remains Unbuilt	Proposed Under the Project
Administration	25,200 sq.ft.	25,200 sq.ft.	0	0 ²
Academic	63,200 sq.ft.	51,200 sq.ft.	12,000 sq.ft.	12,000 sq.ft.
Library	32,000 sq.ft.	32,000 sq.ft.	0	0
Cafeteria	10,000 sq.ft.	10,000 sq.ft.	0	0
Maintenance	5,200 sq.ft.	2,200 sq.ft.	3,000 sq.ft.	3,000 sq.ft. and replace existing

¹ 1984 Master Plan, pp.17-25.

² The Staff Report states on page 2 that the proposed construction is for the Administration Building but in fact it is for the remaining unbuilt Academic Building.

				2,200 sq.ft.
Chapel/Auditorium	25,000 sq.ft.	Grading completed to prepare site for 25,000 sq.ft. building	25,000 sq.ft.	25,000 sq.ft.
Day Care Center	3,000 sq.ft.	0	3,000 sq.ft.	3,000 sq.ft. to be incorporated in the Gymnasium/ Health Center
Gymnasium/Health Center	17,000 sq.ft.	0	17,000 sq.ft.	20,000 square feet
Student Center	12,000 sq.ft.	0	12,000 sq.ft.	12,000 square feet
TOTAL	192,600 sq.ft.	118,400 sq.ft.	72,000 sq.ft.	72,000 square feet
Housing	304 Units	211 Units	93 Units	93 Units and replacement of 198 of the 211 existing units for a total of 304 Units

By any measure, substantial work has been completed, and substantial liabilities have been incurred as North Coast continues efforts to complete the development of the site in a manner consistent with the existing entitlements, and in good faith reliance thereon. Continued planning efforts have been underway for years, with the County's input, involvement and permission to extend the 1984 Master Plan. Delays have resulted, in part, from community opposition and the Applicant's efforts to conduct additional community outreach. Thus while additional approvals are required to fully implement the 1984 Master Plan, the rights to develop the buildings for the uses and at the density contemplated in the 1984 Master Plan remain vested. In other words, the Applicant has a vested right commensurate with the scope of, and for the components detailed in, the 1984 Master Plan. As the record makes clear, when North Coast acquired the Seminary property, it immediately undertook efforts to apply for the necessary entitlements to implement the 1984 Master Plan, and it would be punitive and contrary to law for the County to disallow the continued processing of the pending application.

North Coast also has vested rights to continue existing uses under the original Use Permit. County Development Code Section 22.70.050 provides that a permit is vested when the permit holder has obtained a building permit and substantially completed the improvements in accordance with the permit, or has actually commenced the allowed use on the property. Indeed, the Master Plan acknowledges that it represents a mutually acceptable plan that reflected the applicant's preference to work with the County and community rather than relying solely on existing legal vested rights under the Use Permit. (Master Plan, p.7.) It is in this same spirit of cooperation and transparency that North Coast submitted a formal extension request.

d. The Extension of the 1984 Master Plan is a Ministerial Act.

A decision to grant or deny a request for an extension of a Master Plan is a ministerial act because it requires only a determination of whether the Master Plan is consistent with the Countywide Plan, Community Plan or Specific Plan applicable at the time the extension is acted on. (MCC 22.44.050.B). Where an ordinance clearly defines the specific duties or course of conduct that a public officer or governing body must take, that course of conduct becomes mandatory and eliminates any element of discretion. (*Great Western Savings & Loan Assn. v. City of Los Angeles* (1973) 31 Cal.App.3d 403, 413; see *Lazan v. County of Riverside* (2006) 140 Cal.App.4th 453, 460 [It is well-settled that, although a ministerial act by definition does not

involve discretion, its performance may be contingent on the existence of certain facts."]; see also *Kling v. City Council* (1957) 155 Cal.App.2d 309, 311 [while the city council had discretion to disapprove a tentative map if it was not satisfied with the plan of subdivision, the governing ordinance was not intended to authorize the denial of any subdivision at all on grounds not connected with the map].)

Under the County Code, approval of a Master Plan may be extended by the Director for at least three years following the original date of expiration, provided the Master Plan is consistent with the Countywide Plan, Community Plan or Specific Plan applicable at the time the extension is acted on. The Code requires that an application for extension be submitted in writing, accompanied by the applicable fee and submitted prior to the expiration of the Master Plan. (MCC 22.44.050.B.) A decision on a request for an extension requires only a determination of consistency and does not require the exercise of judgment or deliberation. An extension is therefore a ministerial act.

The County's prior course of action on extension requests demonstrates the ministerial nature of the approvals. Specifically, the County has twice extended the Master Plan, first to January 1, 2013, then to January 1, 2018, by letters dated October 21, 2009, and March 7, 2012, respectively. These extensions were both based on the consistency of the Master Plan with the Countywide Plan and the Strawberry Community Plan, and continued efforts to realize the potential for use and development of the property under the 1984 Master Plan.

2. THE COUNTY'S DECISION TO PREPARE AN EIR IS PROPER, AND AS A MATTER OF SOUND LAND USE PLANNING AND POLICY, THE EIR PREPARATION SHOULD PROCEED

At the outset, the Appellant mischaracterizes or implies that the proposed Project is nearly the same proposal that was considered by the County in 2011 and later considered in 2016. To clarify, the current proposal is distinguishable from those projects and reflects revisions that have been made over time with input from the County and the community. The current proposal reflects community outreach efforts that followed the withdrawal of the Branson School proposal earlier this year. As noted by Appellant, a new series of community meetings took place earlier this year, in an effort to find common ground between the applicant and the community in regards to project scope and intensity.

Accordingly, the proceedings for the 2011 proposal are not "highly instructive" and the current proposal has not been heard four times by the Strawberry Design Review Board as the Appellant contends. Without delving into the merits of the proposed Project, we would point out that the current proposed Project eliminates components of the 2011 proposal that Appellants vigorously opposed at the time. In part, the 2011 project, which was proposed by an entirely different applicant with no affiliation to North Coast, involved a drastically different concept that included moving the locations of a majority of the housing to several locations on the campus periphery and developing areas, such as the protected forested knoll area, that were designated for lower density or no development under the Strawberry Community Plan and 1984 Master Plan. Unlike the 2011 proposal for the full build out of an area designated primarily as open space in the Strawberry Community Plan, the current proposal preserves those areas and is otherwise consistent with the uses permitted under the Master Plan.

While the Appellant attempts to rely on the same arguments put forth in 2011 and again in 2016, the basic premise of the Appellant's argument that "little has changed" since the Strawberry Design Review Board considered an entirely different project for the full development and buildout of the Strawberry Point area is flawed. (NOF Appeal, p. 2.)

a. The Project Description Satisfies the Requirements of CEQA and Provides Adequate Information for the County to Proceed With the Preparation of an EIR.

The Project Description provides the information necessary to evaluate and review the Project's environmental impact and satisfies the requirements of the California Environmental Quality Act, Public Resources Code Sections 21000, *et seq.* ("CEQA"). The updated Project Description provides a stable, finite, accurate and detailed description of the Project as the redevelopment of the existing academic campus and residential area comprising the Seminary site, and to include the following improvements: (1) a 12,000 square foot academic building; (2) a 12,000 square foot student center; (3) a 17,000 square foot gymnasium/health center; (4) a 25,000 square foot, 1,200 seat chapel/auditorium; (5) a 3,000 square foot day care center; (6) a 3,000 square maintenance building addition; (7) replacement of 198 of 211 existing residential units; and (8) construction of 93 new residential units. The Project Description includes a discussion of the Project location, detailed Project characteristics and objectives, conceptual drawings, a list of the required approvals and planning context. Therefore, the content requirements for a project description under CEQA Guidelines Section 15124 are satisfied.

The Appellant's assertion that environmental review is premature is without merit. As stated in the Staff Report, while additional data may be needed to ensure the environmental consultant has all relevant information to complete its analysis, both CEQA and the County EIR Guidelines clearly provide the opportunity for this information to be supplied and addressed through the evaluation process. (Staff Report, p. 6.) Under CEQA, a project description should not supply extensive detail beyond that needed for evaluation and review of the environmental impact. (14 Cal.Code Regs., Sec. 15125.) This is consistent with the purpose of an EIR, which CEQA provides "should be prepared as early as feasible in the planning process to enable environmental considerations to influence project program and design and yet late enough to provide meaningful information for environmental assessment." (14 Cal.Code Regs., Sec. 15004(b) ["With private projects, the Lead Agency shall encourage the project proponent to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time."].) The Project Description, as proposed, provides a sound basis for the County to conduct environmental review at this time to assess the potential impacts of the proposed Project and project alternatives and identify and incorporate appropriate mitigation measures.

b. The CEQA Exemption for Disapproved Projects Does Not Apply Because the Proposed Project Substantially Conforms to Applicable Planning Policies and Ordinances and the County is Not Required to Deny the Project

The Appellant next argues that the proposed Project cannot be approved because it violates the Strawberry Community Plan, the Master Plan and the 1953 Use Permit and that as a result, the County must bypass environmental review and set the application for a denial hearing. Section IV(D)(6)(e) of the County EIR Guidelines states, in part, "If a project does not

appear to substantially conform to established County planning policies and/or ordinances, and it appears such policies and/or ordinances would require denial of the application, the project should be referred to the relevant decision making body for appropriate action on the project..." As discussed below, the proposed Project substantially conforms to the applicable planning policies and ordinances, including the Master Plan, which was approved through the adoption of Ordinance No. 2818. It can be approved with the minor amendments requested.

A project need not be precisely the same project that was previously approved for a public agency to determine it substantially conforms to the prior approval. (*See Stockton Citizens for Sensible Planning v. City of Stockton* (2010) 48 Cal.4th 481, 492, 515 [upholding city's determination of substantial conformance where project involved construction of a big box retail store on a site approved for multi-family housing]; *Sierra Club v. County of Napa* (2004) 121 Cal.App. 4th 1490, 1510 ["[I]t is nearly, if not absolutely, impossible for a project to be in perfect conformity with each and every policy set forth in the applicable plan. An agency, therefore, has the discretion to approve a plan even though the plan is not consistent with all of a specific plan's policies. It is enough that the proposed project will be compatible with the objectives, policies, general land uses and programs specified in the applicable plan."]; *Save Our Heritage Organisation v. City of San Diego* (2015) 237 Cal.App.4th 163, 185-186 [concluding that precise conformity is not required for a finding of consistency in rejecting argument that a project necessarily violated applicable land use plans].)

The Staff Report properly concludes that denial of the proposed Project is not mandated because it is "premature at this time to summarily conclude that any conflict with the community plan and master plan shall serve as the basis for denial of the project," especially when the applicant has submitted an application specifically to make necessary amendments. (Staff Report, p. 7.) Here, the Project requires approval of a Master Plan Amendment, Precise Development Plan including Use Permits, Vesting Tentative Map, and Tree Removal Permit. The fact that certain amendments to existing plans are required does not render the proposed Project out of conformance. The County Development Code prescribes the process for review and consideration of such amendments, and requires that in approving a Master Plan amendment, for example, a finding be made that the amendments are consistent with the goals, policies, objectives, and programs of the Countywide plan and applicable Community Plan. (MCC 22.44.030.C.1.c(1).) The Appellant's contention that the County should circumvent this process and deny the Project without making requisite findings supported by substantial evidence is contrary to applicable law and implicates due process protections.

As further explained in the Staff Report, the "underlying nature of the proposed uses (educational and residential) are consistent with the Countywide Plan, the RMP-2.47 zoning, and the 1953 Use Permit." (Staff Report, p. 7.) The Appellant's contention that the original Use Permit only permits theological seminary use is incorrect. The Development Code defines a school use as a land use consisting of public and private educational institutions, including boarding schools, vocational schools, colleges and universities, elementary, middle and junior high schools, establishments providing courses by mail, high schools, military academies, professional schools (law, medicine, etc.), seminaries/religious ministry training facilities, and pre-schools. (MCC 22.130.030.) The Use Permit did not, and legally cannot, limit the permitted underlying educational land use to a more specific, religious educational use. Furthermore, in approving the Master Plan extensions in 2009 and 2012, the County previously made determinations of consistency.

Additionally, the proposed Project conforms with and implements current County housing goals and policies contained in the updated Housing Element of the Countywide Plan, which identifies Golden Gate Seminary as an Affordable Housing Combining District Site containing 73.61 acres for potential development, and also indicates that based on the input provided at the community workshops on housing, Golden Gate Seminary was among the sites most frequently recommended for future housing. (Housing Element, p. III-28, App. C, p. C-4.) The Countywide Plan serves as the constitution for land use in the unincorporated portions of Marin County and policies contained in community plans, including those related to housing, must be consistent with those in the Countywide Plan, and, by extension, its Housing Element. (Housing Element, p. I-7.) The Strawberry Community Plan itself was last amended over 35 years ago, and likely requires amendment for consistency with the current housing policies contained in the Countywide Plan regardless of whether the proposed Project is ultimately approved.

Finally, and as a related matter, scheduling a denial hearing, as requested by the Appellant, would involve a significant waste of resources, which the CEQA exemption is intended to avoid. The CEQA exemption for projects that are disapproved is designed to allow public agencies to conduct an initial screening of a proposed project before the start of the CEQA process and to avoid CEQA review if it is determined that the project cannot be approved. (Pub. Resources Code, Sec. 21080(b)(5); 14 Cal.Code Regs., Sec. 15270(a) [CEQA does not apply to projects which a public agency rejects or disapproves.]) CEQA Guidelines Section 15270 is not intended to be a tool for project opponents to compel public agencies to deny projects. The exemption was originally added to CEQA to clarify that a public agency could turn down a permit application without first preparing an EIR.

If the County schedules a denial hearing in accordance with the Appellant's request, it is likely that substantial evidence of the Project's conformity with applicable policies and ordinances will require the Project to be returned for environmental review. The County's EIR Guidelines state that if an application is referred to the Planning Commission and/or Board of Supervisors for denial and "the decision making body finds, based on substantial evidence in the record, that the project does substantially conform with County Planning policies and/or ordinances, the project shall be returned to the Lead County Department for environmental review and processing..." (EIR Guidelines, Sec. IV(D)(6)(e); see 14 Cal.Reg., § 15384 [defining "substantial evidence" to mean "enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached."].)

The County has proceeded well beyond the initial screening of the proposed Project, and in continuing to work with the developer to refine the Project, has taken numerous actions demonstrating that the Project does not necessarily require denial. The County has conducted numerous workshops and hearings on the Project, and accepted and provided feedback and comments that are addressed in the current proposal. Under the substantial evidence standard of review, proceeding in the manner requested by the Appellant will not likely result in terminating the application process but rather further delay the County's processing of the Project application.

The Appellant rehashes the same arguments and opposition strategy it employed to oppose the prior proposals despite the fact that the current, revised proposal resolves many of the concerns raised at that time. This demonstrates the type of community resistance to

residential development that the County recognizes as a significant political barrier to the implementation of the County's goals, policies, and programs aimed to increase the supply, diversity and affordability of specialized housing stock, such as senior living. (Housing Element, p. III-3.) The environmental review process will provide an opportunity for additional community participation based on information and analyses of the potential environmental effects of the proposed Project, and allow decisionmakers to avoid or reduce those environmental effects by implementing feasible alternatives or mitigation measures.

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For the reasons set forth above and as may be submitted prior to and at the hearing on October 30, we respectfully request that the Commission approve the requested extension for an additional four years, under Option A of the Staff Report, deny the NOP Appeal, and proceed with the preparation of an EIR in accordance with CEQA. We appreciate your consideration of these comments, and look forward to discussing these matters with you next week.

Very truly yours,



Kristina D. Lawson

KDL:rsc

cc: North Coast Land Holdings LLC

NORTH COAST LAND HOLDINGS, LLC

October 26, 2017

Tom Lai
Assistant Director of Community Development
County of Marin
Community Development Agency
3501 Civic Center Drive
San Rafael, CA 94903-4157

Re: Strawberry Design Review Board – Request for Correction of Minutes
201 Seminary Drive, Mill Valley
Assessor Parcel Number 043-261-25

Dear Mr. Lai,

On October 2, 2017, the Strawberry Design Review Board (“SDRB”) held a meeting to review the above referenced application. Minutes for that meeting were subsequently posted to the County’s website on October 5, 2017 and unfortunately included factual inaccuracies. Please accept this letter as a formal request to correct those minutes to accurately reflect the record of proceedings.

Specifically, the minutes are incorrect in stating that Mark Cavagnero, architect of record, “acknowledged that his proposal was *not self-contained* and he felt that wasn’t important.” Mr. Cavagnero did not make this statement and the summary minutes misstate Mr. Cavagnero’s lengthy and detailed explanation of a very complex issue related to the baseline conditions of the Seminary property. Mr. Cavagnero did state that the development at the Seminary site is proposed to be “*partially self-contained*,” with 20 percent of the proposed student body to be housed on site who will utilize the existing academic campus on the property. Mr. Cavagnero further noted that the Golden Gate Baptist Theological Seminary use was “always *partially self-contained*” as there were 211 built residential units for up to 1,000 students in addition to faculty, and support staff totaling approximately 150 people. He noted that for over fifty years, students, faculty, and their spouses and children, and vendors commuted to and from the site each and every day to off-site employment, local schools, and other uses. Mr. Cavagnero made clear in his remarks that it was never envisioned that “the Seminary have 1,000 units for 1,000 students,” a fact that the previous owner’s Vice President documented, in writing, via letter dated March 14, 2017 (Application Submittal, Exhibit 16, **re-attached**).

Mr. Cavagnero’s statements regarding the intention for the proposed project to be partially self-contained is supported by the written documents submitted to the County which state at page 10 of the Updated Project Description:

Residential Area to Remain an Integral Part of the Academic Campus: Historically, the residential component was included as part of the overall campus, to provide affordable housing to students by subsidizing the cost of living while they attended school (Exhibit A Master Plan, Exhibit B, p. 10-13). The Master Plan sought to eliminate existing dormitories and replace them with a mix of studio, one, two and three-bedroom units for a total of 304 units, 285 for students and their families and 19 for faculty and their families (Exhibit A: Master Plan, Exhibit 8-Table 2 for summary of approved unit mix). The Seminary historically had approximately 20% of its faculty living on site.

The Project Sponsor will continue the nexus between the Academic Campus and residential uses by establishing a preferred leasing program to provide opportunities for faculty and families of students to live on the Site. All families of students will be eligible to lease, on a preferential basis, any of the units, thus continuing the link between the Academic Campus and the Residential Area of the Site. (Emphasis added.)

NORTH COAST LAND HOLDINGS, LLC

We would appreciate if the SDRB could revise its minutes to correct the record of proceedings and to ensure the mischaracterization of Mr. Cavagnero's remarks is not referenced or relied upon in the future.

Sincerely,

A handwritten signature in black ink, appearing to be 'BWJ' with a checkmark-like flourish at the end.

Bruce W. Jones

cc: Marin County Planning Commission

Attachment: Letter from Vice President Gary Groat ("Historical Use of the Seminary site")



GATEWAY SEMINARY

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March 14, 2017

Supervisor Kate Sears
3501 Civic Center Dr., Room 329
San Rafael, CA 94903

RE: Historical use of the Seminary site

Dear Supervisor Sears:

As the Vice President of the former Golden Gate Baptist Theological Seminary (“GGBTS”), I oversaw the operational use of the facility, including enrollment, housing and events. Please accept this letter as clarification of recent statements made by individuals mischaracterizing the operation of the Seminary as a quiet, inward facing, self-contained campus.

The existing Master Plan authorized a maximum enrollment of 1,000 students and all of the related traffic associated with that enrollment. Since the 1980’s, GGBTS operated within that parameter; enrollment fluctuated from 500 to approximately 900 students. In addition to the student population, the campus employed approximately 150 faculty and staff members.

The campus also contains approximately 200 housing units consisting mostly of one, two, three and four bedroom units. The majority of students, faculty and staff (up to 800/900 people) lived off-site and commuted to campus. We operated as an open campus, and did not impose any traffic restrictions on our population’s movement coming and going to campus.

Our on-site housing population was diverse in age. We housed young people in their early 20’s as well as older people through their 60’s and beyond. The students, faculty, and staff who lived on campus also had spouses and children living on site. On average, there were 50 to 100 children from GGBTS families enrolled in the local school district on a yearly basis. The demographics of the Seminary population evolved over time toward older individuals with families that required larger, family-oriented units with two to three bedrooms. This was the impetus for the existing Master Plan that authorized exchanging the existing small dorms in favor of larger housing units.

Our on-site population worked throughout the Bay Area in a variety of businesses to generate income for themselves and their families. Most had full or part time jobs to which they commuted every day. In the case of married persons, both husband and wife typically worked. Whether it was commuting to class, work or home for the day, our on-site population generated traffic every day throughout the day.

Historically, GGBTS hosted a number of special events on a regular basis including conferences, social events, weddings, religious ceremonies, recitals, etc. These events ranged in size from as small as a few dozen people to

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phone: 888.442.8701
web: gs.edu

hundreds of attendees. They often included visitors from around the Bay Area and occurred during weekdays, weeknights, and weekends. Our cafeteria (capacity for 300 people), auditorium (capacity for 500 people), as well as several large classrooms, typically hosted these events within our 120,000 square feet of academic building space. We also enjoyed a long-standing relationship with various community-based users who regularly used our indoor academic and outdoor recreational facilities. For example, our large sports field was consistently used by groups such as the Mill Valley Soccer Club and Southern Marin Lacrosse League, as well as many other organizations. Many of these relationships date back to the 1970's.

I hope this overview helps to clarify the site's historical operation. Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Gary Groat". The signature is fluid and cursive, with the first name "Gary" being larger and more prominent than the last name "Groat".

Gary Groat , Vice President, GatewaySeminary

cc: Brian Crawford, Community Development Agency
Jeremy Tejirian, Planning Manager



Ragghianti|Freitas LLP

Attorneys at Law

Riley F. Hurd III
rhurd@rflawllp.com

1101 5th Avenue, Suite 100
San Rafael, CA 94901
telephone 415.453.9433
facsimile 415.453.8269
www.rflawllp.com

October 25, 2017

Via E-Mail Only

Planning Commission
County of Marin
3501 Civic Center Drive, Suite #308
San Rafael, CA 94903

Re: Deny the North Coast Land Holdings Master Plan Extension

Dear Members of the Planning Commission:

Our office continues to represent the Seminary Neighborhood Association. This letter is regarding the applicant's request to, yet again, extend the 33 year old Master Plan for the property. This request should be denied.

The subject Master Plan was approved for a Seminary, a use that has long since ceased. Furthermore, in the over three decades since the Master Plan's approval, the area surrounding the seminary site has been heavily built out, while traffic patterns have changed for the worse. The Plan no longer fits the context of the community, and the components of the Plan that were never built no longer make sense now that the Seminary is gone, and that Strawberry's infrastructure has been maxed out by subsequent development. It is time for the stale Master Plan to expire, and for a wholesale and holistic fresh look to be taken at the property in order to plot its long-term future.

Standard of Review

It's important to note that "the burden of proof is on the permittee to establish, with substantial evidence, that the permit should not expire." (22.70.050(B)(2).) That burden has not been met. In a three paragraph, October 3, 2017 letter, the applicant spends two sentences apparently attempting to meet this burden. Those two sentences are as follows:



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“As the County found in support of its previous extension of the Master Plan, the Master Plan remains consistent with the Countywide Plan and Strawberry Community Plan. Moreover, NCLH has diligently continued efforts, and expended significant resources, to realize the potential for use and development of the Seminary Property allowable under the 1984 Master Plan.”

First, the County’s previous extension was done at an administrative level, with no notice. Second, at the time of that previous extension, the Southern Baptist Convention still owned the property, and the potential to use the site as a seminary still existed. This is no longer the case. Finally, while the Master Plan was consistent with the SCP (they were adopted in conjunction with one another), this consistency is irrelevant due to the fact that the new owner has no intention of executing the Master Plan in its current form, and is instead seeking amendments so major that an entirely new Master Plan is appropriate.

In considering this request, the Planning Commission, “**shall determine whether the permit holder has attempted to comply with the conditions of the permit.**” (22.70.050(B)(2).) Here, it is undisputed that, in the over 30 years since its approval, many major components of the Plan have not been built. The student center, classrooms, auditorium, and athletic center all remain unbuilt. There is simply no way to find that the any reasonable attempt has been made at complying with the permit conditions.

The statement that the applicant “has diligently continued efforts, and expended significant resources, to realize the potential for use and development of the Seminary Property **allowable under the 1984 Master Plan,**” rings hollow when the current application is compared to the Master Plan. Specifically, changes from student housing to market housing, and from a Seminary to a 1,000 student school of unknown type with regional sporting facilities, are hardly “allowable under the 1984 Master Plan.” If these were allowable, an amendment would not be necessary.

Finally, not only has the current owner not complied with the conditions of the Master Plan, **they have actively violated the permit in multiple ways according to the County’s own analysis.** These violations continue today. Attached as **Exhibit A** is an April 10, 2017, letter from the Marin County Code Enforcement Department to the applicant stating that the County has “determined that some of the activities that you are currently engaged in on the Seminary site are unauthorized and unlawful.” The findings on which this determination was based are very important for the Commission to be aware of in its consideration of the Master Plan extension request. The County’s letter states:



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“Based on the background and facts in evidence, we have concluded that the following nonresidential activities are unauthorized: (1) North Coast's business offices; (2) the Golden Gate Academy, except to the extent that it enrolls children of Seminarians; (3) All Seasons Catering, except to the extent it serves Seminarians. **In addition, we have determined that renting the residential units to the general public is unauthorized as long as the 1984 Master Plan is in effect because the Master Plan permitted their development specifically for the purpose of providing housing for the students, staff, and faculty of the Seminary.”**

As of today's date, it is our understanding that the unpermitted operation of the business offices, preschool, caterer, and residential rentals are continuing full steam ahead. This is despite the fact that these findings were made by the County over six months ago. It is baffling as to why an applicant seeking a Master Plan extension, where the sole finding for approval is, “whether the permit holder has attempted to comply with the conditions of the permit,” would openly continue such an egregious intensity of unpermitted uses, but one thing is clear: **the conditions of the permit are not being met.** Therefore, per Section 22.70.050(B)(2) of the Code, the application must be denied.

Master Plan History

The Master Plan was developed and approved in conjunction with an amendment to the SCP. The SCP amendment permitted the Seminary to sell off certain home sites in order finance upgrades to the campus and finish the build out of the Master Plan. The sale of the private home sites occurred, the campus upgrades and build-out did not.

NCLH now wishes to amend the Master Plan in ways not permitted or contemplated by the SCP, which the Master Plan was designed to be consistent with. The requested amendments are in no way minor, and aren't really an amendment. This is actually an application for a new master plan, masquerading as an attempt to fit the old Master Plan.

All of this begs the question of why would an applicant want to continue resurrecting a Master Plan for a use they no longer wish to pursue? The answer is found in staff's report to the Commission for this matter. Specifically, when considered in isolation, the Master Plan appears to allow for more development than the base zoning for the property would permit. This includes, more density, more school square footage, and more uses than would ever be approved for the site under the County's current base regulations. The reason the Master Plan was approved in light of this apparent disparity is that the residential and school uses for the site were jointly used in such a way that the traffic and



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other impacts were greatly minimized. The residential units were for student and faculty housing, and the campus was steps away. In other words, it was a generally self-contained operation. It appears the new owner is seeking to capitalize on the numerics of the Master Plan, while ignoring the circumstances and justifications upon which that entitlement was granted. Extending the Master Plan only prolongs this specious argument.

Conclusion

We would request that you deny the request to extend the Master Plan. This will assist in bringing to an end the false narrative of "master plan compliance," and will help foster a climate in which a durable new master plan can be crafted in conjunction with a community-driven SCP update.

Thank you.

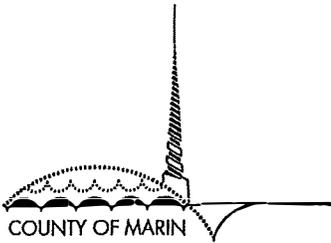
Very Truly Yours,

A handwritten signature in blue ink that reads "Riley F. Hurd III". The signature is written in a cursive style.

Riley F. Hurd III

CC: Seminary Neighborhood Association
Strawberry Community Association
Supervisor Kathrin Sears
Brian Crawford
Tom Lai
Dan Sicular

EXHIBIT A



COMMUNITY DEVELOPMENT AGENCY
CODE ENFORCEMENT

April 10, 2017

North Coast Land Holdings LLC
Bruce W. Jones, Agent for Service
2350 Kerner Blvd, Suite 360
San Rafael, CA 94901

Re: Golden Gate Baptist Seminary – Complaint
201 Seminary Drive, Mill Valley
Assessor Parcel Number 043-261-25

Dear Mr. Jones:

On September 7, 2016, the Community Development Agency informed you that we had received a formal complaint alleging that the activities on the Seminary property are in violation of codes and conditions because (1) the sports field is being used for athletics unrelated to the Seminary; (2) administrative spaces are being rented and used for events and meetings not related to the Seminary; and (3) housing on the site is being offered for rent to the general public rather than being limited to Seminary students, staff, and faculty.

We are in receipt of your letter of October 28, 2016 in which you inform staff that North Coast Land Holdings LLC leases portions of the property to Golden Gate Baptist Theological Seminary and others, along with the enclosed letters from various organizations involved with activities on the site. The activities include allowing local groups to use the sports fields, All Season's Catering offering commercial catering services, administrative office space being used by North Coast and being used for other commercial purposes. Your October 28, 2016 letter also informs us that Golden Gate Baptist Theological Seminary has a current enrollment of approximately 80 students and 10 faculty and staff members. Out of 211 existing housing units that are offered and available to students and faculty, approximately 50 units are currently occupied by students, faculty, members of the community that are not students or faculty but are affiliated with the Golden Gate Baptist Theological Seminary. The remaining units are being offered to the general public for rent and/or as a donation. We are also in receipt of the letter of March 14, 2017 from Gary Groat, Vice President of the Seminary, which outlines past practices and activities at the Seminary site. I inspected the site on December 6, 2016 and have carefully reviewed the permit history for the site.

This investigation relates solely to violations of Marin County Code Title 22 (Development Code) and to conditions imposed by past discretionary approvals issued pursuant to Development Code requirements. Any inconsistencies, actual or implied, between the activities on the site and the governing planning policies contained in the Countywide Plan or Strawberry Community Plan are not subject to code enforcement, although they will be evaluated as part of the applications you currently have on file with the Planning Division.

We have determined that some of the activities that you are currently engaged in on the Seminary site are unauthorized and unlawful, as discussed in further detail below.

BACKGROUND

The Countywide Plan Designation for the Seminary property is Multiple Family (MF 2). Consistent with this Countywide Plan designation, the property is currently zoned Residential Multiple Family Planned (RMP), with various uses designated as principally permitted, conditionally permitted, or prohibited as set forth in Table 2-4 of Development Code section 22.10.030.

A comprehensive Property Information Packet was previously prepared for the property and an evaluation of the permit history was conducted by Planning staff, as outlined in the Planning Division's letter to Gary Groat dated June 23rd, 2014.

As described in the Planning Division's letter, the Seminary was first granted a Use Permit in 1953 (attachment 26 of the Property Information Packet). The 1953 Use Permit related to both the development and the operation of the Seminary. The property was at that time zoned R-1 (Residential Single Family), which allowed a school as a conditionally permitted use. As was customary at that time, the Use Permit encapsulated a description of the proposal and a rationale for approval as a record of the proceedings. There were six items noted in the Use Permit decision, quoted directly below:

1. The 130 acres will be developed in general, as shown on the plan for land use, in such a manner so as to make a self-contained unit, with major residential streets of the Strawberry Point neighborhood going by the development rather than through it.
2. A buffer of recreational open land of varying width will surround the entire holding, and adequate lands will be available for recreation of the student body and the parking of automobiles.
3. The student body will consist of around 1,000 students, about 60% of those students will be married and the Seminary will provide apartments on their land for these students, and a pre-school nursery for the children of these families. Dormitories will be provided for the unmarried students.
4. It was brought out by those in favor that a college community, particularly of a post-graduate nature, was an asset to a neighborhood and that its general effect was to increase surrounding property values.
5. It was also brought out that the Seminary will of necessity have to contract with local districts in order to secure service and that in so doing, they would be paying their way for their fair share of the expenses of the local service districts.
6. It was felt that to assure a well coordinated plan, the County should review a development plan which would show the location of buildings proposed for construction and uses of land.

The Use Permit decision was issued with the condition that the County review and approve a Development Plan before construction of the Seminary.

Only one of the items was specifically related to a restriction on the operations of the Seminary. Item three indicates fairly clearly that the student body would be limited to around 1,000 students. It also suggests that the Seminary expected to provide sufficient housing on-site for all the students at that time, but to date we have not found any explicit stipulation that students could not live off-site and commute to campus.

The other items relate more closely to the development of the property. These items are based on the general layout of the campus that was proposed by the applicant, which included the approach of having public roads go around the campus rather than through it, and stipulated that the County would need to review and approve a more detailed Development Plan before construction could begin. Following the approval of the Use Permit in 1953, the Seminary completed a "Campus Plan" in 1955, which appears to have been used as a basis for planning applications to the County. Attachment 30 of the Property Information Packet may represent this "Campus Plan", but the County record is not completely clear in that regard.

The permit record indicates that an issue arose regarding the cost and alignment of public roads subsequent to the 1953 Use Permit. Apparently, there was an initial assumption on the part of the County that a public road would go around the campus on Seminary property and be paid for by the Seminary. The Seminary sought to change the 1953 Use Permit with respect to the alignment and funding for a public road. As discussed in the "Compilation of minutes and Staff Reports" (attachment 29 of the Property Information Packet) and the "Excerpt from Minutes, meeting held July 15, 1958" attachment 23 of the Property Information Packet), the Seminary requested that the Planning Commission "permit the construction of buildings without the necessity of constructing West Strawberry Drive around the western periphery of their campus". This issue was resolved in July 1959 when the Board of Supervisors approved an "Improvement Plan Agreement Under Conditional Use Permit", which allowed the Seminary to occupy the site based on an assurance that they would complete the road by 1961 and provide a performance security of \$97,500. This decision by the Board related only to the physical development, and included no change to the student population or other operational restrictions imposed by the 1953 Use Permit.

On March 13, 1984, the Board of Supervisors adopted Ordinance 2819 approving a Master Plan for the Seminary property (attachment 2 of the Property Information Packet). The Master Plan stated that future development would need to comply with Exhibit A, which was a conceptual site plan laying out the future development of the property, and Exhibit B, which set forth a set of design guidelines for various components of the project in a narrative that was also reflected in the text of the conditions of Master Plan approval. In addition, Condition 19 of the Master Plan approval stated: "With the approval of this Master Plan, the previously approved 1959 Campus Plan Use Permit shall become null and void and be of no further effect or benefit." This condition refers to the Board's 1959 approval of the "Improvement Plan Agreement Under Conditional Use Permit", which was related to the road alignments shown in the Campus Plan that was completed in 1955.

Master Plan Exhibit B contains a discussion of vested rights, indicating that the Seminary was not relinquishing any rights granted by the 1953 Use Permit, but also indicating they were willing to be flexible to satisfy concerns of the local community and County. Exhibit B explained that the impetus for the Master Plan was that the number of students and their housing needs had changed from what was originally envisioned, including the fact that a significant number of students preferred to live off campus. This is reflected by the proposed reduction in the number of on-site housing units for the Seminary from 354 student/faculty apartments that were planned in 1955 to 304 student/faculty apartments as part of the 1984 Master Plan. Neither the Master

Plan conditions nor the Exhibits to the Master Plan contained any text or other indication that the student population was being revised; just that their housing needs had evolved. Further, Master Plan Condition 19 related solely to a change to the Use Permit's requirements for the development of public roads, not to the student population or operations of the Seminary. The Master Plan clearly allows the construction of housing for students, faculty, and staff of the Seminary on campus, but not for the general public.

The Community Service section of the Master Plan (beginning on page nine of the Mater Plan Exhibit), acknowledged that the Seminary had made campus facilities and activities available to the community for many years. These included the following: Athletic Field; Jogging Paths; Auditorium; Cafeteria; Library; and Employment. As is evident from the description in the Master Plan, a wide variety of uses occurred on the campus, including child care for the Seminarians, team sports on the athletic field, community music and theatre performances, public lectures, community organization meetings such as the Rotary Club meetings, and a library open to the public. While it is not clear how long some of these activities were occurring on the campus, it is clear that the Master Plan acknowledged the owner's intention to continue them. Therefore, we recognize these uses as legal non-conforming, provided they are not expanded beyond what was recognized in the Master Plan.

FINDINGS

Based on the background and facts in evidence, we have concluded that the following non-residential activities are unauthorized: (1) North Coast's business offices; (2) the Golden Gate Academy, except to the extent that it enrolls children of Seminarians; (3) All Seasons Catering, except to the extent it serves Seminarians. In addition, we have determined that renting the residential units to the general public is unauthorized as long as the 1984 Master Plan is in effect because the Master Plan permitted their development specifically for the purpose of providing housing for the students, staff, and faculty of the Seminary.

CONCLUSION

If it is your intention to pursue legalizing the unauthorized activities, please revise your current planning applications to include these uses for consideration. Please note that baseline determinations for environmental review do not include the effects of unauthorized uses on a property.

You may contact me at cstanley@marincounty.org or (415) 473-7875.

Sincerely,



Cristy Stanley
Supervising Code Compliance Specialist

CC: North Coast Land Holdings LLC
Andres Orphanopoulos
2350 Kerner Blvd, Suite 360
San Rafael, CA 94901 (Proof)

Brian Crawford, Community Development Agency Director (Via Email)
Jeremy Tejirian, Community Development Agency Planning Manager (Via Email)

October 9, 2017

Supervisor Sears, District 3 Supervisor
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

Dear Supervisor Sears,,

I recently met at the Seminary Project with the new owners where we reviewed plans and pictures, discussed many concepts regarding learning, aging, transportation, space utilization and sustainability, and then walked the property.

From the vantage point of Marin County's former Director of Health & Human Services, I think that they have done an outstanding job of integrating the many components of this large and complex project in a way that maximizes inter-sector collaboration (intergenerational contact, academics and lifelong learning, food services for community care and school, workforce housing, smart houses and environments, cutting edge technology for learning, parking, artistic activities, etc.) while taking advantage of the latest thinking in community planning and technology. Needless to say, I was impressed by their understanding of and designing for the changing needs associated with the aging process and aging in place.

This project has broad implications and can be a very special social laboratory that demonstrates how a diverse array of community needs can be addressed in an integrated, sustainable and low impact manner. The major challenge will be selling it to the community that appears to be dead set on no change.

I support the proposed re-development of the site; its approval in a prompt and timely manner will be a significant benefit to the residents and workers in our County.

Sincerely,

Larry Meredith, PhD

cc: Marin County Planning Commission
Brian Crawford, Director of Community Development
Tom Lai, Assistant Director of Community Development

Frances Corcoran
184 Great Circle Drive
Mill Valley, CA 94941

October 19, 2017

HAND DELIVERED

Marin County Planning Commission
Mr. Tom Lai, Assistant Director, Community Development Agency
Ms. Rachel Reid, Environmental Planning Manager
3501 Civic Center Drive
San Rafael, CA 94903

RE: North Coast Land Holdings Master Plan Extension and 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 (Project ID P1490)

Plea to Deny the 4-Year MP Extension and to Uphold the Riley Hurd Appeal

Dear Commissioners,

My name is Fran Corcoran. I am a Marin County independent school administrator and a 40-year resident of Strawberry.

I am addressing you as a member of the Citizens' Advisory Committee that was appointed by the Board of Supervisors in 1980 to review the 1974 Strawberry Community Plan and to provide recommendations for desired amendments to that Plan. The amendments proposed by that committee were approved in 1982 by the Board of Supervisors, and it is that document that the applicant, North Coast Land Holdings (NCLH), is now seeking to amend.

The Committee was primarily comprised of long-time Strawberry residents that many in our community recognize as true community leaders: Richard May, Martin Rosse, Bill Michaud, Arno Rayner, Marcie Sine, Betty Doss, Marti Block Wiener. Thirty-seven years later I am one of only a handful of those committee members who remain, as many have passed on, so I felt it was important to write this letter on their behalf.

The Committee worked with County Planning Staff as well as a Planning Consultant and a Transportation Consultant hired by the County. We met weekly over the course of many months. Invited to those meetings were the Strawberry Recreation District Board, interested County agencies, the owners and design representatives for the four large undeveloped parcels that were the focus of the Plan Amendment review (the Seminary being one of those), and, just as important, other community residents, particularly those who would be most affected by development on adjacent properties.

My point is this: the process was lengthy, comprehensive, thoughtful, transparent, inclusive, and fair. Many constituencies were heard from, and carefully listened to, before even one amendment was proposed. Because of that extensive input, a well-

thought out Plan was created that has served our community for over 35 years. Contrast that process to what we have seen so far by NCLH. Little or no community input has been sought, community input that has been received has been ignored, and a narrow, self-serving focus on what is best for the landowner, not the community at large, has prevailed. NCLH has had 3 ½ years to prepare an appropriate proposal, but it continues stubbornly to present the same non-conforming proposal again and again. For these reasons, I pray that you deny NCLH's request for a 4-year extension to the Master Plan. We cannot tolerate 4 more years of fruitless delays.

To date, the four major parcels covered in detail in the 1982 Strawberry Community Plan, including the former Seminary property, were developed consistently with the vision spelled out in the Plan. In retrospect, it seems the Plan was durable and practical and reflected the wishes of the community.

I am writing to tell you with 100% assurance that the plan submitted by NCLH is not what was envisioned by the 1982 Strawberry Community Plan, and it never would have been adopted.

That Plan described a self-contained seminary graduate school with housing for faculty and students designed to keep traffic confined in large part to campus. The NCLH plan does the opposite, creating hundreds of multi-family units--80% of the total units not for faculty and students--that will increase traffic in our neighborhood exponentially.

Furthermore, the NCLH plan also does not comply with the strong priority for detached single-family units that the 1982 Strawberry Community Plan set forth to attain housing balance in our community, where housing stock is 61% rental units, mostly multi-family. **I quote from the Community Plan: "Development plan proposals should give the highest priority to incorporating detached single family homes into the plan." NCLH's proposal does not include any single-family detached homes.**

As it stands now, the NCLH proposal is not ready for prime time. It is too dense, creates too much traffic, is too vague, and does not conform to the 1982 Strawberry Community Plan, or to the 1984 GGBTS Master Plan.

I am asking the Planning Commission to hold NCLH to the same standards used by that Citizens Committee back in the 1980's. Please do not consider any amendments worked out in a back room under a cloak of secrecy by those whom it will directly benefit, without any consideration for what is best and fair for our beautiful Strawberry community.

I respectfully ask you to deny this application; to deny the request for a 4-year extension of the Master Plan; and, to uphold the Riley Hurd Appeal.

Thank you.

Sincerely yours,



Fran Corcoran

Bruce and Frances Corcoran
184 Great Circle Drive
Mill Valley, CA 94941

October 20, 2017

HAND DELIVERED

Marin County Planning Commission
Mr. Tom Lai, Assistant Director, Community Development Agency
Ms. Rachel Reid, Environmental Planning Manager
3501 Civic Center Drive
San Rafael, CA 94903

RE: North Coast Land Holdings Master Plan Extension and 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 (Project ID P1490)

Plea to Deny the 4-Year Extension of the 1984 Master Plan

Dear Commissioners,

On behalf of concerned citizens of Strawberry, we urge you to deny North Coast Land Holdings' (NCLH) request to extend the 1984 Golden Gate Baptist Theological Seminary (GGBTS) Master Plan (which will expire on January 1, 2018) for four additional years for the following reasons:

- The Master Plan was supposed to expire after 25 years on January 1, 2010. During that time GGBTS did nothing with its entitlements except to sell land to private developers. GGBTS chose not to use its entitlements to develop its remaining campus, even though it had ample time to do so over all of those years. Given so many years of inactivity, GGBTS's admission that its operating model had changed to accommodate more off-campus students, and the high probability that GGBTS did not have the financial resources to complete the Master Plan, the Community Development Agency logically and prudently should have concluded that the best course of action was to let the Master Plan expire in 2010.
- The Master Plan already has been extended 3 times for a total of 8 additional years. In August 2009, the Board of Supervisors granted a one-year extension for all expiring master plans as a concession to developers because of the depths of the economic recession. Later that same year,

the Director extended the Master Plan for 3 more years to January 1, 2013. Then, in late 2012, the Director once again extended the Master Plan for 5 additional years to January 1, 2018. In both cases, the Director made a ministerial decision, without a public hearing, and despite strong pleas by the Strawberry Community to deny those requests for extensions. The Director has consistently ignored the legitimate concerns of Strawberry residents about the present-day applicability of a Master Plan that is now 33 years old. Another 4-year extension would make the Master Plan 37 years old.

- Marin County Development Code Section 22.44.050 states:

Extensions. Master Plan or Precise Development Plan approvals may be extended by the Director for at least three years following the original date of expiration, provided the Master Plan or Precise Development Plan is consistent with the Countywide Plan, Community Plan or Specific Plan applicable at the time the extension is acted on. (The underlining is mine for emphasis.)

Please note that the Code Section does not say that the Director may approve additional extensions on other dates different from the original date of expiration, which, in this case was January 1, 2010. In addition, although the original 1984 GGBTS Master Plan and the original 1982 Strawberry Community Plan are consistent with the Countywide Plan, NCLH's current proposal is not. Therefore, the purpose of extending a non-conforming proposal at this time is questionable.

- NCLH's proposal is too abstract and hypothetical to warrant an extension at this time. The proposal still is a "work-in-progress." It is not stable, finite, and consistent.
- NCLH has owned the former GGBTS property for about 3 ½ years, which is more than enough time to have delivered a proposal that conforms to the 1982 Strawberry Community Plan and the 1984 Master Plan, but it has failed to do so based on two separate determinations by the Strawberry Design Review Board. In addition, developing an acceptable proposal should have been easier for NCLH because it had the advantage of being able to analyze what went wrong with the Hart Marin Proposal and to learn from those mistakes. Instead, NCLH has wasted its advantages. Requesting and receiving an extension of four additional years now, at the eleventh hour, is unreasonable because it would effectively mean that NCLH will get a 7 ½ year extension. By comparison, the Director granted GGBTS a 5-year extension for the Hart Marin Proposal, but NCLH already has used up 3 1/2 of those years.

- NCLH is a professional land developer that is a subsidiary of a \$2 billion private oil and land trust. It can comfortably afford to hire a team of competent attorneys, architects, publicists, and land use experts for advice. Therefore, we must assume that NCLH was well aware of the looming Master Plan expiration date on January 1, 2018 and has timed its request for an extension of 4 additional years at the last minute for its own self-advantage.
- For the same reasons, we also must assume that NCLH has done its due diligence and has accepted the investment risks that are inherent in the purchase of the former GGBTS property. The risk that NCLH will not get everything it wants is reflected in the attractive purchase price of \$85 million for 104 acres of dry land that SFGate describes as “one of the largest and most stunning pieces of privately owned real estate in the Bay Area.” In a residential area where ¼ acre lots conservatively are valued at \$500,000 each, NCLH stands to make a handsome return on its investment. Under these circumstances, allowing the Master Plan to expire on January 1, 2018 will not unduly penalize NCLH from making a substantial profit.
- Allowing the Master Plan to expire on January 1, 2018 does not prevent NCLH from filing a new master plan, which would more effectively reflect present-day conditions and recent changes to Marin County Development Code. Starting over with an updated Strawberry Community Plan and a new master plan appears to be the most prudent course of action for all stakeholders at this point. At the October 2, 2017 meeting, the Strawberry Design Review Board recommended that “the Board of Supervisors start the process of revising the Strawberry Community Plan with the participation of the Strawberry community.” This is sage advice.
- If the Strawberry Community felt that we were making progress with NCLH, then we would be more receptive to one additional shorter extension of the 1984 GGBTS Master Plan, because we always have maintained that a profitable, mutually acceptable proposal is possible if only NCLH would meaningfully engage the Strawberry Community. Sadly, NCLH has stubbornly refused to do so, despite the recommendations of County officials, County planners, and the Strawberry Design Review Board to engage the residents of Strawberry. Instead, NCLH continues to propose the same non-conforming plan over and over again. As a result, we find ourselves hopelessly deadlocked, and we see no good reason to continue unproductive, costly, and time-consuming machinations for another 4 years.

Furthermore, there is a certain arrogance here, which was displayed in NCLH’s October 2, 2017 letter requesting an extension. The applicant feels the request is merely a perfunctory act and an additional cost that

“may not be necessary given that NCLH’s rights under the Master Plan have vested.” This is typical of the message that NCLH conveys. NCLH believes that it has certain vested rights (and maybe it does, but maybe it doesn’t), so it does not really care what the Strawberry Community says, the Strawberry Design Review Board says, the Planning Commission says, or the Board of Supervisors says, because in the end it would just as soon prevail in a court of law. It is pointless to grant an additional 4-year extension when NCLH has that kind of apparent mindset.

- Finally, on a personal note, my wife, Fran Corcoran, and I have been actively engaged in analyzing development proposals for the former GGBTS property for the past 36 years! Fran served as a member of the Citizens’ Advisory Committee that was appointed by the Board of Supervisors to formulate the 1982 Strawberry Community Plan. Little did we know back then that advocating for our Strawberry Community would become a life-long job.

We are of the mind that a Master Plan has a limited useful life. An applicant should either use the entitlements within a proscribed period, or expect to lose them. It is patently unfair to all stakeholders for the 1984 GGBTS Master Plan to be extended for 37 years, and it is irresponsible for County officials to let it happen.

At some point, County officials have to say enough is enough, and we believe that point is now. Allowing the 1984 GGBTS Master Plan to expire is a difficult decision, but a necessary one. Delaying that decision any longer will lead to even more entanglements in the future.

Thank you for considering these points.

Very truly yours,



Bruce and Fran Corcoran

155 Great Circle Drive
Mill Valley (Strawberry unincorporated area) CA 94941
October 20, 2017

OCT 25 2017

Marin County Planning Department
Marin County Civic Center
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

subject: North Coast Land Holdings Master Plan Extension
October 30, 2017 Planning Commission Meeting agenda item

Dear Planning Commission:

In addition to recommendations relating to the request by North Coast Land Holdings LLC for an extension of the Master Plan for the former Golden Gate Baptist Seminary property, the Staff Report (*northcoast_pc10302017_final.pdf*) contains this additional, separate topic on page 2:

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.

It would be extremely inappropriate if the Planning Commission were to vote on this additional, separate subject at its October 30, 2017 meeting.

As the Planning Commission may be aware, North Coast Land Holdings has been illegally operating these uses ("nonpermitted uses") for approximately a year. The attached letter sent from the Marin County Community Development Agency on April 10, 2017 to Bruce Jones of North Coast Land Holdings LLC, after an eight-month investigation, is quite clear. I quote its Findings section in full:

"FINDINGS

Based on the background and facts in evidence, we have concluded that the following non-residential activities are unauthorized: (1) North Coast's business offices; (2) the Golden Gate Academy, except to the extent that it enrolls children of Seminarians; (3) All Seasons Catering, except to the extent it serves Seminarians. In addition, we have determined that renting the residential units to the general public is unauthorized as long as the 1984 Master Plan is in effect because the Master Plan permitted their development specifically for the purpose of providing housing for the students, staff, and faculty of the Seminary."

Why should developer be able to flaunt the planning regulations of Marin County and then ask that it not only be "let off the hook" with no penalty but also get what it illegally sought to accomplish by clandestine means? There is no specificity to the request as to duration of the

approval of non-permitted uses, no requirement to seek a new use permit and associated approvals, and no staff analysis of the request.

The Planning Commission should disregard this additional request to grandfather-in non-permitted uses in an open-ended way.

Furthermore, the Planning Commission should direct staff to be more diligent in the enforcement of the County's regulations and in treating the interests of the community as well as the developer fairly.

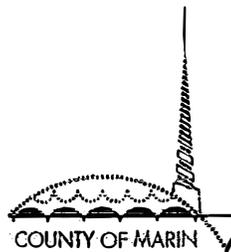
Sincerely,

A handwritten signature in black ink that reads "Reitherman". The signature is written in a cursive, slightly slanted style.

Robert Reitherman

cc: Supervisor Kate Sears

enc: letter from Marin County Community Development Agency Code Enforcement Office to Bruce Jones, North Coast Land Holdings LLC, dated April 10, 2017.



COMMUNITY DEVELOPMENT AGENCY
CODE ENFORCEMENT

April 10, 2017

North Coast Land Holdings LLC
Bruce W. Jones, Agent for Service
2350 Kerner Blvd, Suite 360
San Rafael, CA 94901

Re: Golden Gate Baptist Seminary – Complaint
201 Seminary Drive, Mill Valley
Assessor Parcel Number 043-261-25

Dear Mr. Jones:

On September 7, 2016, the Community Development Agency informed you that we had received a formal complaint alleging that the activities on the Seminary property are in violation of codes and conditions because (1) the sports field is being used for athletics unrelated to the Seminary; (2) administrative spaces are being rented and used for events and meetings not related to the Seminary; and (3) housing on the site is being offered for rent to the general public rather than being limited to Seminary students, staff, and faculty.

We are in receipt of your letter of October 28, 2016 in which you inform staff that North Coast Land Holdings LLC leases portions of the property to Golden Gate Baptist Theological Seminary and others, along with the enclosed letters from various organizations involved with activities on the site. The activities include allowing local groups to use the sports fields, All Season's Catering offering commercial catering services, administrative office space being used by North Coast and being used for other commercial purposes. Your October 28, 2016 letter also informs us that Golden Gate Baptist Theological Seminary has a current enrollment of approximately 80 students and 10 faculty and staff members. Out of 211 existing housing units that are offered and available to students and faculty, approximately 50 units are currently occupied by students, faculty, members of the community that are not students or faculty but are affiliated with the Golden Gate Baptist Theological Seminary. The remaining units are being offered to the general public for rent and/or as a donation. We are also in receipt of the letter of March 14, 2017 from Gary Groat, Vice President of the Seminary, which outlines past practices and activities at the Seminary site. I inspected the site on December 6, 2016 and have carefully reviewed the permit history for the site.

This investigation relates solely to violations of Marin County Code Title 22 (Development Code) and to conditions imposed by past discretionary approvals issued pursuant to Development Code requirements. Any inconsistencies, actual or implied, between the activities on the site and the governing planning policies contained in the Countywide Plan or Strawberry Community Plan are not subject to code enforcement, although they will be evaluated as part of the applications you currently have on file with the Planning Division.

We have determined that some of the activities that you are currently engaged in on the Seminary site are unauthorized and unlawful, as discussed in further detail below.

BACKGROUND

The Countywide Plan Designation for the Seminary property is Multiple Family (MF 2). Consistent with this Countywide Plan designation, the property is currently zoned Residential Multiple Family Planned (RMP), with various uses designated as principally permitted, conditionally permitted, or prohibited as set forth in Table 2-4 of Development Code section 22.10.030.

A comprehensive Property Information Packet was previously prepared for the property and an evaluation of the permit history was conducted by Planning staff, as outlined in the Planning Division's letter to Gary Groat dated June 23rd, 2014.

As described in the Planning Division's letter, the Seminary was first granted a Use Permit in 1953 (attachment 26 of the Property Information Packet). The 1953 Use Permit related to both the development and the operation of the Seminary. The property was at that time zoned R-1 (Residential Single Family), which allowed a school as a conditionally permitted use. As was customary at that time, the Use Permit encapsulated a description of the proposal and a rationale for approval as a record of the proceedings. There were six items noted in the Use Permit decision, quoted directly below:

1. The 130 acres will be developed in general, as shown on the plan for land use, in such a manner so as to make a self-contained unit, with major residential streets of the Strawberry Point neighborhood going by the development rather than through it.
2. A buffer of recreational open land of varying width will surround the entire holding, and adequate lands will be available for recreation of the student body and the parking of automobiles.
3. The student body will consist of around 1,000 students, about 60% of those students will be married and the Seminary will provide apartments on their land for these students, and a pre-school nursery for the children of these families. Dormitories will be provided for the unmarried students.
4. It was brought out by those in favor that a college community, particularly of a post-graduate nature, was an asset to a neighborhood and that its general effect was to increase surrounding property values.
5. It was also brought out that the Seminary will of necessity have to contract with local districts in order to secure service and that in so doing, they would be paying their way for their fair share of the expenses of the local service districts.
6. It was felt that to assure a well coordinated plan, the County should review a development plan which would show the location of buildings proposed for construction and uses of land.

The Use Permit decision was issued with the condition that the County review and approve a Development Plan before construction of the Seminary.

Only one of the items was specifically related to a restriction on the operations of the Seminary. Item three indicates fairly clearly that the student body would be limited to around 1,000 students. It also suggests that the Seminary expected to provide sufficient housing on-site for all the students at that time, but to date we have not found any explicit stipulation that students could not live off-site and commute to campus.

The other items relate more closely to the development of the property. These items are based on the general layout of the campus that was proposed by the applicant, which included the approach of having public roads go around the campus rather than through it, and stipulated that the County would need to review and approve a more detailed Development Plan before construction could begin. Following the approval of the Use Permit in 1953, the Seminary completed a "Campus Plan" in 1955, which appears to have been used as a basis for planning applications to the County. Attachment 30 of the Property Information Packet may represent this "Campus Plan", but the County record is not completely clear in that regard.

The permit record indicates that an issue arose regarding the cost and alignment of public roads subsequent to the 1953 Use Permit. Apparently, there was an initial assumption on the part of the County that a public road would go around the campus on Seminary property and be paid for by the Seminary. The Seminary sought to change the 1953 Use Permit with respect to the alignment and funding for a public road. As discussed in the "Compilation of minutes and Staff Reports" (attachment 29 of the Property Information Packet) and the "Excerpt from Minutes, meeting held July 15, 1958" attachment 23 of the Property Information Packet), the Seminary requested that the Planning Commission "permit the construction of buildings without the necessity of constructing West Strawberry Drive around the western periphery of their campus". This issue was resolved in July 1959 when the Board of Supervisors approved an "Improvement Plan Agreement Under Conditional Use Permit", which allowed the Seminary to occupy the site based on an assurance that they would complete the road by 1961 and provide a performance security of \$97,500. This decision by the Board related only to the physical development, and included no change to the student population or other operational restrictions imposed by the 1953 Use Permit.

On March 13, 1984, the Board of Supervisors adopted Ordinance 2819 approving a Master Plan for the Seminary property (attachment 2 of the Property Information Packet). The Master Plan stated that future development would need to comply with Exhibit A, which was a conceptual site plan laying out the future development of the property, and Exhibit B, which set forth a set of design guidelines for various components of the project in a narrative that was also reflected in the text of the conditions of Master Plan approval. In addition, Condition 19 of the Master Plan approval stated: "With the approval of this Master Plan, the previously approved 1959 Campus Plan Use Permit shall become null and void and be of no further effect or benefit." This condition refers to the Board's 1959 approval of the "Improvement Plan Agreement Under Conditional Use Permit", which was related to the road alignments shown in the Campus Plan that was completed in 1955.

Master Plan Exhibit B contains a discussion of vested rights, indicating that the Seminary was not relinquishing any rights granted by the 1953 Use Permit, but also indicating they were willing to be flexible to satisfy concerns of the local community and County. Exhibit B explained that the impetus for the Master Plan was that the number of students and their housing needs had changed from what was originally envisioned, including the fact that a significant number of students preferred to live off campus. This is reflected by the proposed reduction in the number of on-site housing units for the Seminary from 354 student/faculty apartments that were planned in 1955 to 304 student/faculty apartments as part of the 1984 Master Plan. Neither the Master

Plan conditions nor the Exhibits to the Master Plan contained any text or other indication that the student population was being revised; just that their housing needs had evolved. Further, Master Plan Condition 19 related solely to a change to the Use Permit's requirements for the development of public roads, not to the student population or operations of the Seminary. The Master Plan clearly allows the construction of housing for students, faculty, and staff of the Seminary on campus, but not for the general public.

The Community Service section of the Master Plan (beginning on page nine of the Master Plan Exhibit), acknowledged that the Seminary had made campus facilities and activities available to the community for many years. These included the following: Athletic Field; Jogging Paths; Auditorium; Cafeteria; Library; and Employment. As is evident from the description in the Master Plan, a wide variety of uses occurred on the campus, including child care for the Seminarians, team sports on the athletic field, community music and theatre performances, public lectures, community organization meetings such as the Rotary Club meetings, and a library open to the public. While it is not clear how long some of these activities were occurring on the campus, it is clear that the Master Plan acknowledged the owner's intention to continue them. Therefore, we recognize these uses as legal non-conforming, provided they are not expanded beyond what was recognized in the Master Plan.

FINDINGS

Based on the background and facts in evidence, we have concluded that the following non-residential activities are unauthorized: (1) North Coast's business offices; (2) the Golden Gate Academy, except to the extent that it enrolls children of Seminarians; (3) All Seasons Catering, except to the extent it serves Seminarians. In addition, we have determined that renting the residential units to the general public is unauthorized as long as the 1984 Master Plan is in effect because the Master Plan permitted their development specifically for the purpose of providing housing for the students, staff, and faculty of the Seminary.

CONCLUSION

If it is your intention to pursue legalizing the unauthorized activities, please revise your current planning applications to include these uses for consideration. Please note that baseline determinations for environmental review do not include the effects of unauthorized uses on a

You may contact me at cstanley@marincounty.org or (415) 473-7875.

Sincerely,


Cristy Stanley
Supervising Code Compliance Specialist

CC: North Coast Land Holdings LLC
Andres Orphanopoulos
2350 Kerner Blvd, Suite 360
San Rafael, CA 94901 (Proof)

Brian Crawford, Community Development Agency Director (Via Email)
Jeremy Tejrjian, Community Development Agency Planning Manager (Via Email)

Lai, Thomas

From: Bowerbird Photography <lovebirds@bowerbirdphotography.com>
Sent: Monday, October 23, 2017 11:54 AM
To: Lai, Thomas
Cc: Parton, Maureen
Subject: Support of North Coast Land Holdings

Hello,

We are a young family living and working in Southern Marin. We are also working diligently as small business owners in Southern Marin for Bowerbird Photography. We love the Seminary at Strawberry and are very familiar with the property and believe in the new ownership and the vision being pursued by the applicant and see the potential for an exciting, unique, forward thinking project that could potentially be a great benefit to the community as it integrates housing, learning, recreational uses and preserves large amounts of open space. We are also so impressed with the staff and people working there. We hope to work on the site more as it expands and grows over the years.

Thank you!

Best,

Ariel + Sam

Bowerbird Photography
Samuel + Ariel Soto-Suver
www.bowerbirdphotography.com
tel: 415.312.8545

Wedding Photography: <http://bowerbirdphotography.com/weddings>
Bowerbird Global: <http://www.bowerbirdglobal.com>
Top Bay Area Wedding Venues & Vendors: <http://www.topbayareaweddingvenuesandvendors.com>

Featured on [Style Me Pretty](#)
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Brian Foster
60 Hillcrest Road
Mill Valley, CA 94941
October 23, 2017

Tom Lai:
Assistant Director of Planning
County of Marin
Street Address
City, ST ZIP Code

Dear Tom Lai:
Assistant Director of Planning:

I am a lifelong resident of Mill Valley who is raising our children in Mill Valley and who also works in Marin. I am writing to express my support of the pending Seminary project.

I understand that some in our community are concerned with change. I have been to the property many times in the past 40 years and believe that the vision being pursued by the applicant will provide a great benefit to the community at large as it integrates housing, learning, recreational uses and provides the residents of Strawberry a large amounts of open space on private property.

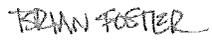
I understand that some in our community have voice concern over increased traffic. Currently over 60% of Marin's work force (Fireman, teachers, gardeners etc.) live in Sonoma County and commute to Marin. Having workforce housing in our community is extremely important to maintaining a sustainable community. The recent fires in Sonoma and Napa have highlighted the need for our first responders to live in the communities where they work.

I am against any attempt by the Planning Commission to reduce the number of units being pursued by the applicant as this project is a great opportunity to provide high quality housing for our workforce and cutting even one unit is one less unit desperately needed.

I urge you to move forward on the decision as recommended by County staff, with evaluating the application through the EIR process.

Tom Lai:
Assistant Director of Planning
October 23, 2017
Page 2

Sincerely,

A handwritten signature in black ink that reads "BRIAN FOSTER". The letters are slightly slanted and connected in a cursive-like style.

Brian Foster



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President & CEO

KATIE MURRAY
CAO

October 23, 2017

County of Marin Planning Commission
Planning Commission Secretary
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

Via email

RE: Keeping 304 Units in the Seminary Project

Dear County of Marin Planning Commissioners:

North Bay Leadership Council (NBLC) urges support to keep 304 housing units as called for in the 1984 Master Plan for the former Golden Gate Theological Seminary. We hope that there is shared concern for the housing crisis in Marin that was just heightened with the loss of thousands of units in Sonoma and Napa Counties. We ask that the Planning Commission extend the 1984 Master Plan four additional years to allow sufficient time to conduct the environmental review and review of the merits of the pending application to redevelop the property consistent with the Master Plan.

NBLC supports Option A so there is no loss of housing units. While Section 22.70.050 B.3 states that the Director may make minor modifications to the project, there is no mandate in the Code to change the Master Plan at this time. The Commission and the Board of Supervisors have full authority to retain the Master Plan's current number of 304 units.

We ask for the extension because 1) the Code allows the Commission to decline reducing the number of units at this early point, 2) the proposed Option B changes are not minor as they result in a loss of over 15 percent of the homes before review of the project has even started! Over 46 potential homes, and 9 affordable units would be lost. This is almost the size of the recently completed Oma Village in Novato or the recently-approved Victory Village in Fairfax. Before reducing the number of units, the Commission should first consider the environmental impacts and merits of the project; and 3) the housing crisis makes it critical that the Commission maintains the unit count at least until it has the chance to consider the merits and impacts of the project.

For these reasons, North Bay Leadership Council urges your support for extending the 1984 Master Plan for four additional years and keeping the housing units at 304.

Sincerely,

Cynthia L. Murray
President and CEO

Harbor Point Apartments
2 Harbor Point Drive, Mill Valley, CA 94941

To: Marin County Planning Commission
Attention: Tom Lai, Assistant Director of Planning

October 24, 2017

Subject: Support of submitted plan for the Seminary site by North Coast Holdings

Dear Planning Commission and Staff

As one of the largest land owners on Strawberry Point, our family has a strong interest in the final plans for the Seminary site and a vested interest in seeing that Strawberry Point remain a pristine location for housing families, couples, singles, seniors and low income households.

I have personally reviewed their overall plan for the property and attended meetings to help guide the developers to provide the kinds of housing this area of Marin can accommodate. I feel that North Coast has listened to the more moderate neighbors and remade their plans to fit the property and the needs of our community.

There are many who blanch at the idea of any school on this land, yet that was its major use for the last 50 years. Furthermore, the affordable housing and substantial senior housing and care facilities the plan envisions are paramount in meeting our moral obligations to support and house low income and senior residents.

The revised plan minimizes the traffic impact compared to the original plan that included Branson school. Of course, there will be some impact, but it is spread out throughout the day and should not be a burden on current residents. Some of the features of the alternative plan requested by the applicant to be studied in the EIR include a small, but important live theater, café open to the public, lots of pathways and open space, and the remodel of the existing buildings that would make this development a beautiful addition to our neighborhood.

We need housing, but not the multi-million dollar homes that are currently so prevalent on Strawberry. We need modest, but well designed homes that can house our workers, seniors and low income families. There are plenty of upscale residences in this plan and the architects have done a fine job of harmonizing all levels of housing in a mid-density development.

Two important things for the planning commission to avoid would be delaying this project any further or reducing its scope. Our housing shortage is acute and needs immediate improvement. We need to re-evaluate the density requirements of Marin projects to better utilize our available land for more housing.

Finally, I would like to state that the owners of North Coast Holdings have proven to be good and generous neighbors, contributing to our charitable foundation whenever asked and held open their doors to victims of the North Bay fires. They have the desire to build a quality development that we can all take pride in and continue to be good neighbors for the long term.

We ask that you grant them the right to a proper evaluation of the project through the staff's recommendation of starting the EIR process.

Respectfully yours,

Raymond W. Kaliski
General Partner
Marinland Development Co
Harbor Point Apartments

Lisa Leigh
5 Judson Lane
Mill Valley, CA 94941
lisa@lisaleigh.com

October 24, 2017

MARIN NEEDS TO APPROVE THE SEMINARY PROJECT!!!

Dear Marin County Planning Commission,

I am writing to express my unequivocal support for the applicant, North Coast Land Holdings and their project at The Seminary. I understand that a continuance of the Master Plan of 1984 is up for review and I think the benefits to Marin County far outweigh any opposition from people in Strawberry.

I have been a Marin resident for over 24 years and want what is best for **all** the citizens of the County. Currently, I live in the Seminary and have been able to witness both the debate amongst the neighbors and the great things the Seminary is doing for the community.

Some of the many benefits as I see them are:

Maintaining Open Space:

According to the documents I have seen, there are over 120 acres at the site and NCLH is proposing that 75% will be preserved as open space. 80% of Marin County is undeveloped partially due to long-standing commitments to grow responsibly and thoughtfully.

This is one of the many things that make Marin County so great. We have so much open space due to the forethought and awareness of some of our community developers. North Coast is clearly trying to take the ongoing housing shortage into account while maintaining the county intentions of preserving open space.

School Benefit:

I am a 24-year resident of Marin County and a single parent with two children (both with disabilities). As I am looking to return to the workforce, the idea of continued academic use here in Southern Marin is incredibly desirable. I can't imagine a better enhancement to our community! Who knows, maybe the person who cures cancer will come out of the graduate school here in Marin. I like to think that we would all be proud of any scholarly achievements if we approved the already-established/existing Master Plan.

Affordable Housing Benefit:

In addition to bringing students, staff, faculty, NCLH is proposing 61 low-income housing units. Never before has Marin seen such a large number of affordable housing offered/created at one time...and at such a crucial time. In terms of the affordable housing that currently exists in Marin, ALL of the units are taken and the majority of them do not even have any room on their waitlists! To call it a 'shortage' is a gross understatement.

We need to keep the types of people in the community that continue to make Marin great: teachers, students, artists, musicians, the elderly and other moderate income residents who make this a diverse community.

In addition, the recent California wildfires which were the 2nd or 3rd largest in California's history, have displaced 20,000 people! The occupancy rate in Sonoma was 1% before the fires. Many people are now desperately searching for a way to stay in the area. Three of the teachers at my son's school had their homes burned to the ground (in Santa Rosa). They could not afford to live in Marin before the fires and housing is almost impossible for them now. If the Seminary project were to be extended/approved, then they would have the opportunity to apply for housing at the Seminary. Not only would they have a roof over their heads but they would also be much closer to work (which, in turn, equals less traffic on 101!). They are wonderful teachers and it would be a shame if the County lost them

Sustainability and Environmental Impact

It doesn't take an Environmental Impact Report to show that the decrepit buildings that are currently on site and the dry landscaping make it ripe for (another) severe fire. Building new units that are LEED certified, sustainable, and have fire-resistant materials is not only beneficial to everyone in Southern Marin, but it is crucial for the closer community of Strawberry.

According to the Housing Authority of the County of Marin's Five Year and Annual Agency Plan (which was approved 10/6/15), some of the five-year goals and objectives include adding/developing housing stock, green projects, and increasing accessibility for disabled, students and the elderly...all of which NCLH is trying to achieve.

Marin has a reputation for having a NIMBY culture. I would hope that all 'Marin-ites' look forward to showing the Greater Bay Area what a wonderful Community Concept this was/is and how we all joined together as a County to make it a reality.

Finally, North Coast Land Holdings is a wonderful entity that is trying to maintain open space, establish a much-needed graduate school in Marin, and encourage community unity by continuing to provide gathering spaces for the neighborhood and county. They have thrown community parties in an attempt to get the Strawberry Community together, they have offered space to the Red Cross for fire evacuees, they have opened up dorm rooms and a command center for several fire stations which served hundreds of "fire-people" and their families. They coordinated volunteer efforts, donated supplies, personnel and resources to help the people who were affected by or who helped put out some of the largest wildfires Northern California has seen in a long time. They have been patient with the community and in an attempt to be agreeable and should not be punished for the Master Plan's expiration since they filed for an extension almost immediately after they bought the property.

We should all feel very lucky that such a conscious entity has come into our community to help enhance it for years to come.

Please do not hesitate to get in touch with me if I can answer any additional questions.

Sincerely,
Lisa Leigh



October 24, 2017

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PO Box 9633
San Rafael, CA 94912
www.MarinMEHC.org

John Eller, Chair
Marin County Planning Commission
3501 Civic Center Drive
San Rafael, CA 94903

Dear Chairman Eller:

MEHC is a partnership that includes affordable housing, environmental, and social justice advocates. MEHC works collaboratively to promote public support for projects that advance affordable housing, environmental integrity, and social justice.

We urge that the Planning Commission extend the 1984 Master Plan for the former Golden Gate Theological Seminary for four additional years to allow sufficient time to process the pending application to redevelop the property. Failure to extend the Master Plan with the current residential allowance of 304 units would result in a loss of badly needed homes before environmental review is even started or the merits of the project have been considered. We urge that you adopt Option A and approve the extension request without added conditions.

The staff report recommends that your Commission adopt Option B based on County Code Section 22.70.050 B.3, which allows minor changes to approved projects if there has been a change in factual circumstances surrounding the original approval.

We urge you to recognize that 1) the Code does not require project modifications, 2) the proposed changes are not minor, and 3) relevant changes in factual circumstances dictate that the Commission should maintain the unit count at least until you have had an opportunity to consider the merits and impacts of the project

Section 22.70.050 B.3 states that the Director may make minor modifications to the project. There is no mandate in the Code to change the Master Plan at this time. The Commission and the Board of Supervisors have full authority to change the allowed number of homes in the project review phase.

Option B would not be a "minor" change. It would reduce the total number of homes by over 15% -- a major change -- before the merits or impacts of the project are even considered. Marin's Regional Housing Needs Allocation is for

All donations go to MEHC's fiscal sponsor, EAH Housing, a nonprofit, non-stock corporation recognized by the IRS as exempt from income tax under Internal Revenue Code Section 501(c)(3). EAH generously contributes all donations to MEHC, pro bono.

185 homes between 2014 and 2022. The loss of 46 potential homes would be a significant setback to accomplishing this goal. Moreover, reducing the number of units by 46 would eliminate 9 affordable homes, based on the requirement that 20% of the units must be below market rate. This loss of affordable housing is almost the size of the recently completed Oma Village or the Novato's Habitat project, both hailed as major accomplishments in affordable housing.

There have, in fact, been important changes in factual circumstances since the project was originally approved in 1984. In 2007, just before the Great Recession, 61,159 people commuted from other counties to work in Marin. U.S. Census data shows that by 2015 over 70,000 Marin workers lived other counties. The majority of these in-commuters make less than \$40,000 per year. They commute into Marin because they cannot afford to live here. The need for housing, especially workforce housing, is a factual circumstance that has changed radically since 1984.

Unfortunately, circumstances have changed even more in the past several weeks. The North Bay fires destroyed roughly 6,700 homes and businesses in Santa Rosa alone. Over 5% of the city's housing stock is suddenly gone.

Over 15,000 Marin workers commute from Sonoma County. We do not know yet how many Sonoma County in-commuters lost their homes, but we do know that people who commute from Santa Rosa and other parts of Sonoma County are a vital part of our workforce. The need to provide workforce housing has increased significantly since October 8, the first day of the fires. This is a critical change in factual circumstances.

We strongly urge that you choose Option A and extend the Master Plan without added conditions. Extension will not guarantee approval of the ultimate 304-unit project. The recommended Option B unnecessarily reduces the number of homes before the Commission reviews the merits of the project or considers the environmental impacts. Changed circumstances since the master plan was approved in 1984, including the North Bay fires, have left us with a desperate housing crisis.

We urge you to preserve your options to respond to the worsening housing crisis.

Sincerely,



Shiraz Kaderali
Board Co-Chair

Lai, Thomas

From: Rose, Kerry R <kerry.rose@cbnorcal.com>
Sent: Tuesday, October 24, 2017 2:54 PM
To: Lai, Thomas; Parton, Maureen; Sears, Kathrin
Subject: Seminary at Strawberry Support

Dear Esteemed County Officials -

I am writing to express my support of the continuation of the review process of the Seminary at Strawberry project put forth by North Coast Land Holdings, LLC.

As a Mill Valley native, current resident and Real Estate professional, I believe that this project has merit, and deserves continued consideration by all stakeholders. I support the current ongoing review process, and hopefully approval, as outlined. The General Plan and Zoning requirements seem to be met by this project.

Now, more than ever, in light of the existing housing shortage in Marin, and the exacerbation of this situation by the recent Wine Country fires, I feel that this project fits with the idea of 'highest and best use' for this property. I have visited this site on several occasions: as a teen, exploring the area and hanging out with friends, as a father, bringing his daughters to the neighborhood for guitar lessons, dog walks and photo-safaris, and as a Realtor. Each time I have taken note of the amazing views and location, felt the melancholy realization that it seemed forgotten and under-utilized and was inspired by the potential promise of what this property could be, if properly taken advantage of.

I am sure there are many details to be settled and input to be sifted through, but ultimately I feel this project, properly handled, will be of benefit to Strawberry, Mill Valley, Southern Marin and the Bay Area at large. A range of housing types and options, the serving of multiple demographics and key community members, as well as the revitalization by improved resources and infrastructure can only serve to increase regional utility, fulfill basic needs for shelter, employment, recreation, the preservation of open space and increased tax revenue for public services.

Neighboring housing would see an *increase in value* (whether via comparable sales, improved amenities or other 'desirability score' rankings) and the surrounding neighborhoods would benefit with access to increased resources and activity. It seems ironic that some of the more vocal opponents own property that was subdivided and sold by the Seminary for development into the homes they feel are now threatened by the very same action that created opportunity for them.

I encourage continued, ongoing dialog and review of this project as it appears to be thoughtful, well-crafted and designed to serve the varied interests of a wide range of community segments, as well as the greater good for the County and the Area as a whole.

Respectfully submitted,

Kerry Rose

KERRY ROSE | REALTOR®
Coldwell Banker Southern Marin
36 Tiburon Blvd, Mill Valley, CA 94941

Lai, Thomas

From: Bruce Bryson <bb137g@gmail.com>
Sent: Tuesday, October 24, 2017 4:34 PM
To: Lai, Thomas
Subject: North Coast Land Holdings Application To Extend 1984 Master Plan

Yesterday was the first time I was able to see any information related to the applicant's request for extension of the Master Plan for the Seminary property. This issue is on the Planning Commission agenda for 10/30/17.

I have lived adjacent to the Seminary property on Seminary Drive for the last 12 years.

I oppose any further extension of the Master Plan, for the following reasons:

1. 33 years (including two previous extensions of 9 years total), is more than enough time for a modestly enthusiastic property owner to complete development in accordance with the Master Plan. At some point, a reasonable person simply has to say enough is enough, and deny any further extensions.
2. The staff report states the legal basis for granting an extension as, "*The burden of proof is on the permittee to establish, with substantial evidence, that the permit should not expire.*" The only "evidence" North Coast has submitted is one conclusory sentence in its application that it has expended time and resources, with no other evidence supported by admissible documentary evidence or testimony by affidavit or declaration. Since there is NO EVIDENCE, it must be found that North Coast has failed to meet its burden. In particular, there is no evidence that the prior owner pursued ANY of the academic buildings now proposed by North Coast in the post-1984 30 YEARS the property was owned by Golden Gate Baptist Seminary.

The application for extension must therefore be denied because North Coast has failed to meet the required burden of proof.

3. Equitably, North Coast is appearing before the Planning Commission with very "unclean hands". Upon assuming ownership North Coast embarked on a plan to violate applicable requirements by renting former student housing units to the general public, without affording the community input on the propriety of this activity. Similarly, a catering service has been brought on board. There was a complaint on this issue, the county investigated and found these uses to be unlawful. Inexplicably, the County chose to take no enforcement action against North Coast for these violations. With all due respect, this is absurd. If I get stopped by the Sheriff for a California rolling stop, and my defense to the officer is that I have lodged an application with the County to have the stop sign removed, I sincerely doubt I would prevail with him/her. (In fact, he/she would get a lot of laughs back at the station, for most ridiculous excuse ever for a ticket). The county should do its job and enforce the law, as it would against a "normal" citizen. The choice of non-enforcement by the county gives the impression of deference to the rich and powerful.

This self-rule conversion to public rental has done an end run on one very important County ordinance pertaining to smoking on rental properties. Rentals are either totally non-smoking, or smoking restricted to designated smoking areas. There are no signs posted at any entrance to the Seminary property indicating that it is non-smoking. By default, then, it is in the other category, where designated smoking areas are required. There are no signs visible indicating the location of designated smoking areas, which, under the ordinance must be clearly marked and set off. The failure to comply with the smoking ordinance is very important, as it demonstrates an extreme disregard for public health, as set forth in the recitals of the smoking ordinance.

Before considering any requests from North Coast, particularly for a discretionary extension of time in addition to the 33 years already gone by, North Coast should be required to reestablish only legal uses of the property and to disgorge ALL of the money it has received from the illegal use of the property to date. Only then will it rectify its wrongdoing.

I would appreciate any effort that could be made to include these comments in a supplemental package to be provided to the Planning Commission before its meeting next week.

Bruce Bryson
137 G Seminary Drive
Mill Valley, CA 94941

Lai, Thomas

From: Brigitte Scharetg <bjscharetg@yahoo.com>
Sent: Wednesday, October 25, 2017 8:41 AM
To: Lai, Thomas
Cc: Parton, Maureen; Sears, Kathrin
Subject: Support of North Coast Land Holdings

Hello,

My name is Brigitte Scharetg, and I am a very grateful and proud resident of the Seminary. I was born and raised in Marin County, and have recently returned to my hometown to launch my own boutique catering business. As a new and local small business owner, who is an active member of the community, I am a fervent supporter of the prosperity of neighboring businesses. I believe in the future success of this community, and I believe the Seminary project will help facilitate in its growing success. Please accept this email as my strong support of North Coast Land Holdings.

I have first-hand knowledge of the property, the outreach they have done in the community, and believe in the new ownership and the vision they are pursuing. I am very excited at the prospect of this property being improved into a thoughtful and relevant project. It could be a great benefit to the community as it integrates housing, supports local small businesses, offers recreational uses, and preserves large amounts of open space. I especially think that this project would benefit young people like me who need access to housing in Marin.

The new owners of the Seminary are dedicated to the betterment of the community, especially future generations. I urge the County to move forward with this application.

Thank you,

Brigitte Scharetg

Lai, Thomas

From: Bea Cortis <bcortis@gmail.com>
Sent: Wednesday, October 25, 2017 8:53 AM
To: Lai, Thomas
Cc: Sears, Kathrin; Parton, Maureen
Subject: Support of North Coast Land Holdings

Dear Marin County Planning Commission:

Please accept this email as my strong support for North Coast Land Holdings. We are a young family living near the Seminary site.

I have first-hand knowledge of the property, the outreach they have done in the community, and believe in the new ownership and the vision they are pursuing. I am very excited at the prospect of this property being improved into a thoughtful and relevant project that could potentially be a great benefit to the community as it integrates housing, learning, recreational uses and preserves large amounts of open space. I especially think that this project would benefit young families who need access to housing in Marin.

The new owners of the Seminary are dedicated to the betterment of the community, especially future generations. I urge the County to move forward with this application.

Sincerely,

Bea Cortis

Lai, Thomas

From: Rick Fullerton <fullertonsoccer@yahoo.com>
Sent: Wednesday, October 25, 2017 12:45 PM
To: Lai, Thomas
Cc: Parton, Maureen; Sears, Kathrin
Subject: Support of North Coast Land Holdings

Dear Planning Commissioners:

Mill Valley Soccer Club (MVSC) was founded in 1978 as a non-profit organization dedicated to the character development of young athletes through the sport of soccer. We currently serve over 2,300 local boys and girls ranging from 6-18 years old, including many residing in Strawberry. MVSC ensures access to its progress regardless of ability to pay through a very robust scholarship program, while providing high-caliber team experiences for youth.

MVSC has used the Seminary field for over 20 years. Our reliance on and use of this field goes back long before North Coast acquired the property. We are happy that North Coast is working toward making the site a better place for our community's youth to enjoy. North Coast has engaged in a meaningful and deliberate way to understand the needs of our soccer club and is responsive to those needs that we face, particularly as it pertains to field use. North Coast has so-far demonstrated a strong interest in the betterment of MVSC through the continued and enhanced access to the Seminary property.

As you are probably aware, Marin County continues to attract young families and the demand for outdoor activities and organized sports increases every year. Currently, we are unable to meet the demand for soccer offerings in our community, and we are at times forced to eliminate some of our youth soccer programming and turn kids away due to the severe scarcity of year-round playing fields. Many of the fields in Marin, including the existing field at the Seminary, do not have proper drainage, field lighting, or maintenance. Despite North Coast's efforts to improve maintenance, the field in its current condition is not usable for many months of the year, which directly affects our ability to meet the demand for youth soccer. We are aware that this is detrimental not only to aspiring soccer players, but also to other youth sports organizations. Keeping kids from participating in outdoor sports because of a shortage of fields is not a beneficial model for our community.

We applaud North Coast's efforts to turn a dilapidated field space into a high quality community-wide public benefit. As such, Mill Valley Soccer Club's Board of Directors urges you to support our continued access to this field and to support a field redevelopment plan that would include high quality fields that can be utilized by the community's youth sports organizations. Our club's goal is to provide kids a healthy and safe environment to play soccer and teach invaluable life lessons. Our mission will be better served through our continued use of an improved Seminary field site.

Sincerely,

Rick Fullerton

on behalf of MVSC Board of Directors

Lai, Thomas

From: Jesse Pasquale <pasqjj@gmail.com>
Sent: Wednesday, October 25, 2017 1:03 PM
To: Lai, Thomas
Cc: Parton, Maureen; Sears, Kathrin
Subject: Support of North Coast Land Holdings

Dear Planning Commission,

I strongly support North Coast Land Holdings. I grew up and live in Marin and currently work as a first responder in the area.

North Coast has done a great job of creating a concept that has large scale benefits to our community. I've attended their outreach events, visited the property, and am familiar with the concept. The vision to revitalize this property, which has been dilapidated for so long, is exciting and will be a relevant and forward thinking as it will integrate important housing, an academic facility that can benefit our county, open space, and enhanced recreational areas.

Additionally, as a local first responder, I believe that the housing offered by this application is vital to our community. Any attempt to cut the units being proposed should be rejected. Many of my fellow first responders cannot afford to live in Southern Marin as there are extremely limited housing options around. This project will increase the housing stock and make it more likely that the people who serve our community can actually afford to live here.

Lastly, their recent generosity during the Wine County fires in opening up their doors to firefighters and evacuees and going above and beyond the call of duty to assist those in need further shows that they will be fantastic partners with our local community!

Please move forward with this application without any further delay.

Thank you

Jesse Pasquale
26 Platt Court
Mill Valley, CA
94941

Lai, Thomas

From: charles ballinger <bukchalngr@comcast.net>
Sent: Wednesday, October 25, 2017 3:15 PM
To: PlanningCommission
Cc: Lai, Thomas; EnvPlanning
Subject: Why the Density Bonus Law does not apply to this project

Date: October 24, 2017

To: Marin County Planning Commissioners

From: Charles Ballinger, Strawberry Community Association (via email)

Re: Density Bonus Law would not apply to this project

Commissioners:

I was able to confirm the current rental rates at the Seminary via their campus rental office.

I spoke with Marin Housing Authority and got their "Marin Market Rates" for 1,2, and 3 bedroom apartments.

MHA confirmed that the current Seminary rates, which are 1/2 of the Marin market rates, would qualify as affordable housing.

North Coast plans to demolish 200 affordable apartments and build only 60 leaving a net loss of 140 affordable units.

Here's the law, which states those apartments have to be rebuilt to qualify for a density bonus. We know they have no intention to rebuild them as affordable units, hence a density bonus would not apply. Therefore, the stated 400 number drops to 300 units (max). This is yet another reason the EIR preparation is premature at this time.

Regards,

Charles Ballinger
Strawberry

PROJECTS ELIGIBLE FOR DENSITY BONUSES

5

□ Replacement Housing

- Project that results in the demolition or removal of rental units affordable to or occupied by very-low or low income households is not eligible for a density bonus unless the units are replaced

Taken
from:

A GUIDE TO CALIFORNIA DENSITY BONUS LAW

1

LEAGUE OF CALIFORNIA CITIES
CITY ATTORNEYS DEPARTMENT FALL CONFERENCE 2010

LYNN HUTCHINS
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KTIEDEMANN@GOLDFARBLIPMAN.COM



October 25, 2017

Dear Planning Commission:

I am writing to express my strong support for North Coast Land Holdings. I am the owner and director of GGA Kids Marin which is a preschool serving more than 50 children with 9 teachers located in Strawberry at the Seminary property. The preschool at this location, formerly known as Golden Gate Academy, has operated for over 40 years and has benefitted hundreds of local kids and families over the years. North Coast wishes to continue that important use as part of its application on record and as outlined in the existing Master Plan.

After thorough review of the plans, it is easy to see the massive potential for an exciting, thoughtful, forward thinking project that could potentially be a great benefit to the community as it integrates housing, learning, recreational uses and preserves large amounts of open space. I believe in the new ownership and the vision being pursued by the applicant and have experienced first-hand the outreach that the applicant has engaged in with the community. The new owners of the Seminary are dedicated to the betterment of the community, especially young families in Southern Marin.

Additionally, I understand that you are considering the option of cutting many units from the plan on record. I am opposed to reducing unit count which could limit affordable and workforce housing on the site. I have first-hand knowledge of the benefits for providing workforce housing. Many of the teachers on my staff live on site who would otherwise be required to commute extreme distances because finding housing in Marin is extremely difficult for people who do not make high wages. The reality for my school, and surely so many others, is that providing housing like the kind proposed by North Coast keeps our schools competitive by attracting the best talent. There is no doubt that the recent fires in Wine Country will only make this problem worse.

I support North Coast and I urge you to do the same.

Sincerely,
Christina Marshall
GGA Kids Marin, Owner & Director
(415) 408-6868
ggakidsmarin@gmail.com
www.ggakidsmarin.com

Thank you for reading my comments on the two items being considered on your October 30, 2017 agenda.

Seminary Neighborhood Association Appeal of Initiation of EIR

I would like to start by stating my full agreement with all of the points made in the October 9 letter from Riley Hurd on behalf of the Seminary Neighborhood Association.

As somebody who has been on the frontlines of the Seminary process for the last seven years, I would like to add my personal perspective.

Our neighborhood became activated when heard that the Golden Gate Baptist Theological Seminary were creating plans to redevelop their property. We met with the President of the Seminary on a number of occasions and our message was always the same "you're a good neighbor, we want you to stay, we recognize that things have changed over the last 30 years, what is it you need? Can we find a compromise that meets most of your needs and that we can live with?" The answer was always "No. There is no point or need to talk to you."

That redevelopment plan came to a conclusion at a December 2011 work session with the County Planning Commission. At that meeting members of the Commission gave clear feedback to the applicant:

- There is no equivalency between the currently entitled student and faculty housing and the equivalent number of market rate housing units they were requesting.
- That self-serving changes to the Strawberry Community Plan that were generated without public input or buy-in would not be approved. If they wanted to amend the SCP that it needed to be done through a community driven process, that it would take a long, it would be expensive and the outcome was not guaranteed.

After that meeting the GGBTS decided to sell the property to North Coast Land Holdings. NCLH spent about six months doing due diligence. During that period I had a few conversations with project architect Mark Cavagnero. I specifically directed him to the video of that work session. NCLH was aware of the Commission's views when they purchased the property.

After NCLH completed the purchase the neighbors tried to meet with NCLH but our efforts to meet were rebuffed.

As neighbors we were sensitive to being accused of saying No to everything. So we came up with our own entirely residential plan for the site. Our plan clustered development on already disturbed sites and included 30% affordable housing (more than required by the County's inclusionary zoning laws). We hired a real estate economist to review our plan to determine if it was financially viable. The economist told us NCLH could make money with our plan. We presented our plan to Supervisor Sears. She thought it was remarkable that a neighborhood would go to this length. She asked if we would share the plan with NCLH. We said we would be happy to but they refused to meet with us. Supervisor Sears convened a meeting with NCLH but their body language made it clear how they felt about being there. They listened politely and said they would prefer to follow the County processes.

Supervisor Sears created a mediated *visioning* process for Strawberry which I participated in. The process was quite useful and one of the key takeaways was the community's ongoing support for the SCP even though it's quite old at this point. The SCP continues to mirror the goals and aspirations of the community.

At the end of 2016 and continuing into early 2017 Supervisor Sears convened a Seminary Working Group which I participated in. This was another mediated process that included a cross section of the Strawberry community. The group wasn't unanimous about much. But I think its fair to say a large majority of the group favored an entirely residential development plan for the Seminary site (no school, no other institutional uses). However, a key point for which there was agreement, any institutional use on the site should *enhance the lives of the residents of Strawberry*. Any institutional use that doesn't meet this objective should be rejected.

At the conclusion of the Working Group there was a momentary opening of communications between the community and NCLH. We met with them several times to talk about the future of the site, to help them plan their open house, etc. We hoped it was the beginning of a real dialog and the start of serious negotiation to find a compromise. However this proved to be a fool's errand when they filed their latest application with the County without any warning.

So here we are once again in front of the Planning Commission. The parallels with the previous GGBTS plan are striking. Another attempt to equate student and faculty housing with market rate housing. Another set of self-serving SCP changes that were crafted in the back offices of NCLH. SCP changes that offer no benefit to the Strawberry community.

I urge you to deliver the same message that you delivered to GGBTS in 2011. Please tell NCLH to go back and do it right this time.

Master Plan Extension

Here again I completely support Riley Hurd's letter of October 25, 2017.

The only reason that NCLH hasn't made more progress towards advancing any of their projects is because of their policy of ignoring the community they have bought into. If instead of proposing Branson and then a "blended private high school" and now some kind of vaguely described graduate school they instead sat down with the community and hammered out a compromise, they could be breaking ground on their project.

The failure to advance their project is of their own making.

Its time to send a clear message that the way they've been doing business isn't acceptable.

Please deny the requested extension.

Thank you,

Josh Sale
Strawberry CA, 94941

Lai, Thomas

Subject: FW: Request for Project Denial, Expiration of the Master Plan, and Initiation of a Planning Process

From: Tom Yurch [<mailto:tomyurch@gmail.com>]

Sent: Thursday, October 26, 2017 8:40 AM

To: PlanningCommission; EnvPlanning

Cc: Lai, Thomas

Subject: Re: Request for Project Denial, Expiration of the Master Plan, and Initiation of a Planning Process

Dear Commissioners:

I am writing this letter as a concerned resident of the Strawberry Community. I support the appeal Riley Hurd filed on behalf of the Seminary Neighborhood Association. It is my request that the Planning Commission accept the appeal, recommend denial of the project, and allow the Master Plan to expire. I also request the Commissioners to recommend the County initiate an intensive planning process to determine the future of this property.

The proposed project not only substantially deviates from the Community Plan and 1984 Master Plan, it also results in a net decrease in affordable housing, fails to meet Marin County's senior housing needs, and substantially exacerbates traffic problems in Strawberry, the Tiburon wye, and Highway 101 corridor.

Initiating an Environmental Impact Report (EIR) on such a flawed project is not the right next step. The EIR process is not a community planning tool and will not consider the modern day needs of society in Marin County. We desperately need diligent planning before commencing an EIR. As our planning commissioners, you have the opportunity to encourage the right thing by accepting the appeal, letting the master plan expire, and encouraging a new planning process for this property.

Thank you for your consideration.

Sincerely,

Tom Yurch

276 Ricardo Rd.

Mill Valley, CA 94941

Lai, Thomas

From: Josh Andresen <joshandresen@gmail.com>
Sent: Thursday, October 26, 2017 8:55 AM
To: Lai, Thomas; EnvPlanning
Subject: Fwd: Letter for October 30th, 2017 Appeal of NCLH EIR

Please see my letter below to the Planning Commission.

----- Forwarded message -----

From: **Josh Andresen** <joshandresen@gmail.com>
Date: Thu, Oct 26, 2017 at 7:17 AM
Subject: Letter for October 30th, 2017 Appeal of NCLH EIR
To: planningcommission@marincounty.org

Date: October 26, 2017

To: Marin County Planning Commissioners

From: Josh Andresen, 319 Ricardo Rd, Mill Valley, Strawberry

Re: Request for Project Denial, Expiration of the Master Plan, and Initiation of a Planning Process

Dear Commissioners:

I am writing this letter as a resident of Strawberry and as a professional engineer. I support the appeal Riley Hurd filed on behalf of the Seminary Neighborhood Association. I strongly request the Planning Commission accept the appeal, recommend denial of the project, and allow the Master Plan to expire. I also implore the Commissioners to recommend the County initiate an intensive planning process to determine the future of this magnificent property.

The project application substantially deviates from the Community Plan and 1984 Master Plan by:

- replacing student/faculty housing with market rate rental housing
- increasing the square footage of the housing units
- deleting the Seminary (a one-of-a-kind school with exceptionally low impact on the surrounding community)
- adding athletic facilities/events that are not characteristic of a Seminary
- using the "chapel" for a wide array of events (music programs, plays, shows, exhibits, lectures, weddings, social events, etc).

The proposed project not only substantially deviates from the Community Plan and 1984 Master Plan, it also results in a net decrease in affordable housing, fails to meet Marin County's senior housing needs, and substantially exacerbates traffic problems in Strawberry, the Tiburon wye, and Highway 101 corridor.

Therefore, it's time to let the current Master Plan expire and initiate a new planning process for the property. This is a unique opportunity for an intensive planning process to address the current concerns of the

people of Marin County such as lack of affordable housing, lack of senior housing, traffic, and sea level rise. An example of a solution that could come from a planning process is eliminating the school from the site in favor of a balanced amount of affordable housing, senior housing, and single family housing. Other positive outcomes include adding a community park, live-work studios, and resolving the high tide flooding issues on Seminary Drive.

Initiating an Environmental Impact Report (EIR) on an utterly flawed project is not the right next step. The EIR process is not a community planning tool and will not consider the modern day needs of society in Marin County. We desperately need diligent planning before commencing an EIR. As our planning commissioners, you have the opportunity to encourage the right thing by accepting the appeal, letting the master plan expire, and encouraging a new planning process for this property.

Thank you.

Josh Andresen P.E.
319 Ricardo Rd
Mill Valley
Strawberry

Lai, Thomas

From: Stan Vail <stan@allseasonscatering.com>
Sent: Thursday, October 26, 2017 9:58 AM
To: Lai, Thomas
Cc: Parton, Maureen; Sears, Kathrin
Subject: Support of North Coast Land Holdings: Attn Tom Lai

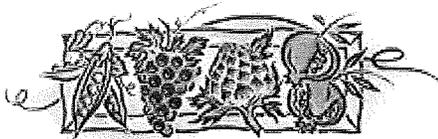
Dear Planning Commissioners,

My name is Stan Vail, my wife and I have owned and operated All Seasons Catering in Marin County for over 30 years and have run our business from the Seminary property for over 20 years. We have a unique insight because we have been present seen more improvements over the last year by North Coast Land Holdings than we have seen in the previous 19 years. The campus condition is now beautiful and vibrant and we love seeing it being used by the community.

We believe in the new ownership and the vision being pursued by North Coast Land Holdings and have experienced first-hand the outreach that they have engaged in with the community. They have worked with many local youth sports organizations, various nonprofit groups, local schools and most recently the Red Cross. They listened to the needs of each group and went above and beyond to accommodate them.

The new owners of the Seminary care about the community in Southern Marin and beyond! I see the potential for an exciting, thoughtful, forward thinking project that could be a great benefit to the community. Let's stop with all of the road blocks and move forward with the application to get this property to its full potential.

Thank you,
Stan Vail



All Seasons

A CATERING COMPANY

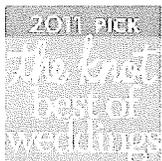
Stan Vail

President

415-383-9355

415-383-9336 fax

www.allseasonscatering.com



Lai, Thomas

Subject: FW: October 30, 2017 Appeal of NCLH EIR
Attachments: stop-overdevelopment-in-strawberry.pdf; 20171025_141822.jpg

From: Seminary Neighbors [<mailto:seminaryneighbors@gmail.com>]
Sent: Wednesday, October 25, 2017 3:10 PM
To: PlanningCommission
Subject: October 30, 2017 Appeal of NCLH EIR

Attached is an:

- Online petition with 363 electronic signatures & comments
- Plus 7 hand signatures of the same petition

The signatures of 370 Strawberry residents collected over the last 11 days. With more time, we could have fairly easily reached 500 and possibly 1,000 signatures.

Thank you,

Strawberry Community Association
Seminary Neighborhood Association



This petition has collected
363 signatures
using the online tools at iPetitions.com

Printed on 2017-10-25

Stop Overdevelopment in Strawberry!

About this petition

STOP OVERDEVELOPMENT IN STRAWBERRY!

IT'S TOO EARLY FOR ENVIRONMENTAL REVIEW!

PLEASE LISTEN TO THE COMMUNITY!

Dear Marin County Planning Commission and Marin County Board of Supervisors:

We, the undersigned, write this letter to inform you of our united opposition to the County proceeding with the Environmental Impact Report (EIR) for the current project described in the Notice of Preparation (NOP) and North Coast Land Holding's (NCLH) application for the project at the former Golden Gate Baptist Theological Seminary site in Strawberry.

We strongly request:

- The County deny the proposed amendments to the Strawberry Community Plan, Master Plan Amendment, Precise Development Plan, Use Permit, Vesting Tentative Map, and Tree Removal Permit without further EIR (Environmental Impact Report) per CEQA Guideline 15270.
- The Board of Supervisors start the process of revising the Strawberry Community Plan with the participation of the Strawberry community.
- The County proceed with enforcing the current interim uses, as the applicant is apparently using the property in violation of existing entitlements.

These requests are verbatim from the October 2nd 2017 Strawberry Design Review Board (SDRB) meeting.

We also fully endorse and agree with the Seminary Neighborhood Association's October 9th, 2017 letter written by Riley Hurd appealing the County's issuance of the NOP commencing environmental review: http://www.seminaryneighbors.com/sna_appeals_eir

There is rapidly escalating and broad-based resistance to the project described in the NOP and there is a consensus that the project is WORSE THAN THE BRANSON proposal, which also had massive opposition. Before this matter becomes contentious, we urge the Planning Commission and Board of Supervisors to take the actions requested by the SDRB, Riley Hurd, and as reiterated in this letter.

Change is inevitable for the Seminary site. We understand that reality. Unfortunately, the applicant (NCLH) chose to utterly ignore the Strawberry Community Plan, the community's concerns, and the community's visions. The community has visionary ideas for the site including senior housing, affordable housing, and family housing that we believe are aligned with the County's needs and are

environmentally, socially, and politically superior to the current proposal. Now it is time to deny the current application and start the process over with the community participating in a County initiated process to revise the Strawberry Community Plan before prematurely starting the EIR.

Thank you.

Signatures

1. Name: Alex Kypriadis on 2017-10-14 18:25:57
Comments:

2. Name: Josh Sale on 2017-10-14 18:30:24
Comments: Why should we allow the Faskin family, one of the richest in the country, destroy Strawberry?

No.

3. Name: Joseph Riley on 2017-10-14 18:53:03
Comments:

4. Name: Reza Aryanpour on 2017-10-14 18:53:54
Comments:

5. Name: Sara Heintzelman on 2017-10-14 18:54:22
Comments:

6. Name: Rebecca Lien on 2017-10-14 18:55:56
Comments:

7. Name: meera on 2017-10-14 18:56:42
Comments:

8. Name: Jill Barnett on 2017-10-14 18:57:26
Comments:

9. Name: karl wolfersperger on 2017-10-14 18:57:50
Comments:

10. Name: Chris Lehman on 2017-10-14 18:57:57
Comments:

11. Name: Shelly Thigpen on 2017-10-14 19:00:14
Comments:

12. Name: Chloe Sundara on 2017-10-14 19:00:33
Comments:

13. Name: shahram monem on 2017-10-14 19:03:41
Comments:

14. Name: Tama Bass on 2017-10-14 19:04:03
Comments:

15. Name: Judy Barr on 2017-10-14 19:04:06
Comments: Overdevelopment will destroy Strawberry. Housing is needed. Please no school.

16. Name: Matthew Robinson on 2017-10-14 19:06:22
Comments:

17. Name: Len Silverfine on 2017-10-14 19:07:34
Comments: I'm for sensible development in keeping with the character of the community, and that does not dangerously increase already crowded community roads. NCLH's latest proposal does neither.

18. Name: Sylvia Lacock Marino on 2017-10-14 19:16:05
Comments: Too intense and not suitable for Strawberry. Tell North Coast to work WITH the residents, LISTEN, and bring an application that complies with the Strawberry Community Plan.

The County should not be lazy with taxpayer dollars and staff time on an EIR for an application that is so far out of bounds it shouldn't deserve a look.

Rescind the EIR. Deny the application in full NOW, and enforce the current use permit.

19. Name: Susan Kolb on 2017-10-14 19:16:16
Comments:

20. Name: Elmer carr on 2017-10-14 19:17:58
Comments: Why is it that when an out of town developer comes to our community with promise of economic growth (and the county taxes) that will follow, then our roles/permit regulations are ignored?!?!? Follow the law, slow down and put the community's concerns first.

21. Name: Tanya Harris on 2017-10-14 19:23:31
Comments:

22. Name: Steve Disenhof on 2017-10-14 19:31:28
Comments: The fact that the Planning Department has scheduled an EIR despite the repeated denial of the application by the Strawberry Design Review Board is astounding. The County should follow accepted procedure and engage the community in an updated Master Plan.

23. Name: Rhonda Pierce on 2017-10-14 19:31:46
Comments: I do not want to see this area over developed. The plans as they are, is to much development. The company is already renting their teachers and dorm homes without permits. I feel the company has not been fair with our Community. They've Not discussed plans with our group and they haven chosen to continue with the plan of over residential development.

24. Name: Philip Norris on 2017-10-14 19:32:16
Comments:

25. Name: Alexandra Fee on 2017-10-14 19:34:41
Comments:

26. Name: Pete Thigpen on 2017-10-14 19:35:53
Comments:

27. Name: Jeffrey Byrne on 2017-10-14 19:39:58
Comments: Please help us protect our community with fair and responsible developement with community input. Sinsereley, Jeff Byrne

28. Name: Seana L McDevitt on 2017-10-14 19:41:10
Comments:

29. Name: patricia cahill on 2017-10-14 19:50:54
Comments: no to the absurd proposal for our beautiful seminary!!!!

30. Name: Marcella Savino on 2017-10-14 19:51:42
Comments:

31. Name: Ross Salita on 2017-10-14 19:52:21
Comments:

32. Name: Linda fox on 2017-10-14 19:54:35
Comments:

33. Name: Leslie Gardner on 2017-10-14 19:58:32
Comments:

34. Name: Lloyd Wiborg on 2017-10-14 20:03:41
Comments: Don't understand how the County can proceed as they are when the residents are overwhelmingly against the development as presented! Hear our pleas!

-
35. Name: Cornelia Sulzer on 2017-10-14 20:04:52
Comments: THIS NEW PROPOSAL LOOKS VERY MUCH LIKE THE OLD ONE
-
36. Name: Kam Jalili on 2017-10-14 20:04:58
Comments: We are opposing the NCLT plans for Seminary.
-
37. Name: David Piontek on 2017-10-14 20:06:07
Comments: The plan is incomplete and not ready for an EIR
-
38. Name: Patricia M O'Brien on 2017-10-14 20:09:01
Comments:
-
39. Name: Charles Ballinger on 2017-10-14 20:09:51
Comments: It's outrageous that the CDA wants to proceed without any regard to community plans or objections. The NOP is premature at best.
-
40. Name: Jane Wiborg on 2017-10-14 20:10:56
Comments: Please don't ruin our neighborhood by allowing this project to continue as presented - it's overwhelmingly opposed by Strawberry residents. We've owned homes here since 1973.
-
41. Name: Meredith Bishop on 2017-10-14 20:14:00
Comments:
-
42. Name: Craig Litman on 2017-10-14 20:17:52
Comments:
-
43. Name: Claudia Newberry on 2017-10-14 20:18:20
Comments:
-
44. Name: Mary-Ann Milford on 2017-10-14 20:24:27
Comments:
-
45. Name: Kay Harris on 2017-10-14 20:25:08
Comments:
-
46. Name: marilyn goldeen on 2017-10-14 20:25:36
Comments: STOP THIS DEVELOPMENT. IT WILL IMPACT THE AREA IN A NEGATIVE WAY FOREVER.
-
47. Name: Alexandria Hilton on 2017-10-14 20:26:45

Comments: Please preserve our neighborhood and community peace!

48. Name: Suzanne Thornley on 2017-10-14 20:33:12
Comments:

49. Name: Vicky Dehnert on 2017-10-14 20:40:44
Comments:

50. Name: David Moll on 2017-10-14 20:54:09
Comments: NCLH has demonstrated -- time and time again -- their complete and utter contempt for the community's input on this project.

The farcical suggestion by NCLH that a commuter school is an appropriate replacement for the current residential campus is indicative of their tone-deafness.

This proposal is un-approvable in its current form, and must be denied.

51. Name: Carol Abrahamsen on 2017-10-14 21:06:28
Comments:

52. Name: Robert Reitherman on 2017-10-14 21:07:07
Comments:

53. Name: David Leimsieder on 2017-10-14 21:08:22
Comments: The community stands together in opposition of this development plan.

54. Name: Rob Martyn on 2017-10-14 21:08:33
Comments: Supervisors and Planning Commission need to do their job and represent the electorate and approved existing plans, not special interests.

55. Name: Anna Wing on 2017-10-14 21:10:43
Comments:

56. Name: Adam Filly on 2017-10-14 21:18:19
Comments:

57. Name: Hafeez Esmail on 2017-10-14 21:18:19
Comments: Not opposed to development. However the size, scale and traffic impact needs to make sense to the entire community. Let's have a sensible conversation about how to achieve this.

58. Name: Willard Tunney on 2017-10-14 21:27:27
Comments: This proposal is way over the top...It's like Marincello...

-
59. Name: Jo Haraf on 2017-10-14 21:45:28
Comments: Change will come but the community must be involved in the final plan.
-
60. Name: Peggy Riley on 2017-10-14 21:46:03
Comments:
-
61. Name: Philip Gardner on 2017-10-14 21:55:21
Comments: Stop overdevelopment !
-
62. Name: Philip Gardner on 2017-10-14 21:56:00
Comments: Stop overdevelopment !
-
63. Name: Josh Andresen on 2017-10-14 22:10:34
Comments: This is the biggest project in Marin. It is appalling how open ended the application and project description are. The project is an extreme deviation from the community plan. It is not suitable for environmental review. The Board of Supervisors needs to fund a community plan amendment process that involves the community to determine the appropriate project for environmental review. We want a project that makes good use of this beautiful property while being sustainable for future generations.
-
64. Name: Sharon Guy on 2017-10-14 22:31:11
Comments: I oppose a plan that adds undue congestion to the Strawberry area. There is limited access and vulnerable habitat to consider. The plans I have seen so far would bring hundreds in and out daily with special event crowds in addition. This is not the right location for a city on the hill.
-
65. Name: Jerri Meacham on 2017-10-14 22:38:43
Comments:
-
66. Name: Mari Williams on 2017-10-14 22:40:48
Comments:
-
67. Name: Lisa Geren on 2017-10-14 22:42:48
Comments:
-
68. Name: carolyn kohler on 2017-10-14 22:47:32
Comments:
-
69. Name: KAREN on 2017-10-14 22:48:05
Comments: Please for a moment, think about nature and our natural resources. Not enough water. Not enough space for wildlife. Simply refurbish the existing housing and rent it to lower income families, teachers, students, and all the service providers that need to commute to serve this entitled community.

Heres's a better idea, let the company file chapter 11 on this on or donate it to the state/county. Governor Brown, if your listening.....please buy this back from the greedy developers and declare it sacred park land.

70. Name: Patricia Collins on 2017-10-14 23:02:05
Comments: as referenced: Advanced contention is costly.

71. Name: Matt Yamini on 2017-10-14 23:03:00
Comments:

72. Name: Joan Ravetto on 2017-10-14 23:08:42
Comments: The new proposal is worse than the old one. The Strawberry Community must be involved. The plan as it now stands will ruin life for Strawberry's current residents and will be awful for people who will be moving into the Seminary development as well.

73. Name: Susan Carter Orb on 2017-10-14 23:11:54
Comments: Against overdevelopment in Strawberry.

74. Name: Paul Cohen on 2017-10-14 23:22:08
Comments: Our Supervisor and her developer pals continue to try to submit the same bad projects despite community objections.

75. Name: Denise Daddario on 2017-10-14 23:22:41
Comments:

76. Name: Pam Edwards on 2017-10-14 23:30:20
Comments:

77. Name: jerome bernstein on 2017-10-14 23:37:15
Comments:

78. Name: Christine Lasus on 2017-10-14 23:50:01
Comments:

79. Name: Margaret Murphy on 2017-10-14 23:50:13
Comments:

80. Name: Sandra Lelich on 2017-10-14 23:50:46
Comments: Listen to the residents of Strawberry. We already have a plan!

81. Name: Lewis T Williams on 2017-10-14 23:52:08

Comments:

-
82. Name: Irene Mills on 2017-10-14 23:52:28
Comments:
-
83. Name: Marsha Torkelson on 2017-10-15 00:05:00
Comments: The roads are much too narrow, hilly and curvy for too much more traffic than we already have. Seminary and E. Strawberry are major bike routes for tourists from SF to Tiburon Ferry. And my little grandchildren live on Reed halfway down the hill that cars already speed down. One of these 3 roads would need to be made into a highway to get all the people in and out in a timely fashion daily since there is no alternative route at the other end except by boat! Maybe the developer has considered building an overhead as part of their as yet undivulged traffic plan.
-
84. Name: Tom bromaeus on 2017-10-15 00:14:44
Comments:
-
85. Name: jeffrey binstock on 2017-10-15 00:22:09
Comments:
-
86. Name: janey schaefer on 2017-10-15 00:28:03
Comments: traffic already is a nightmare !!!!
-
87. Name: Suki Munsell on 2017-10-15 00:29:41
Comments: Please listen to the community.
-
88. Name: terry cahill on 2017-10-15 00:48:25
Comments:
-
89. Name: Penny Crow on 2017-10-15 00:59:17
Comments: It seems as if you go through the paces, thinking you'll placate the community by doing so, with no intention of including us in the process. The plan is vague and incomplete; an EIR is premature.
-
90. Name: Jan Heinemann on 2017-10-15 01:05:43
Comments: It's irresponsible and unfair for the Marin Board of Supervisors to ignore feedback from and overrule design review recommendations from the Strawberry community.
-
91. Name: terry cahill on 2017-10-15 01:11:39
Comments: Please do not overdevelop our beloved Seminary. Make it a park for all!
-
92. Name: Miriam Connaughton on 2017-10-15 01:41:41
Comments:

-
93. Name: Jill A Templeton on 2017-10-15 02:06:53
Comments:
-
94. Name: Annabel Heinemann on 2017-10-15 02:23:23
Comments:
-
95. Name: Mara Rieden on 2017-10-15 02:50:54
Comments:
-
96. Name: Nancydobroski on 2017-10-15 03:09:07
Comments: No school
-
97. Name: Richard Lasus on 2017-10-15 03:28:22
Comments:
-
98. Name: Ulrike Steinbach on 2017-10-15 05:05:31
Comments:
-
99. Name: MARK WOLLY on 2017-10-15 05:27:17
Comments:
-
100. Name: Clark Lehman on 2017-10-15 06:12:02
Comments: I do not believe there is any post graduate school in the country that would want to locate in one of the most expensive geographies in the country - Please ask and demand a response as to who North Coast has contacted regarding their proposal
- Clark Lehman
-
101. Name: JO VALDERAS on 2017-10-15 07:57:17
Comments:
-
102. Name: Bruce Morse on 2017-10-15 12:18:24
Comments: Insane
-
103. Name: Ned montenecourt on 2017-10-15 14:37:33
Comments: I support the strawberry master plan and community
-
104. Name: Greg Mills on 2017-10-15 14:55:54
Comments: Haven't we had our limits of development?
-
105. Name: Perry adams on 2017-10-15 15:33:46

Comments:

106. Name: Britta Esmail on 2017-10-15 15:35:14
Comments: Traffic will impact not only Strawberry but Tiburon and everyone going north.

107. Name: Barbara Lelich Carlson on 2017-10-15 15:43:02
Comments:

108. Name: Brandon Jewett-Hall on 2017-10-15 15:46:56
Comments:

109. Name: Kimberley and Daniel Young on 2017-10-15 15:58:08
Comments:

110. Name: Heather Wagner on 2017-10-15 15:59:23
Comments:

111. Name: Cynthia Fantacone on 2017-10-15 16:29:30
Comments:

112. Name: Genine Fong on 2017-10-15 16:37:49
Comments:

113. Name: Gail Stern on 2017-10-15 17:00:18
Comments:

114. Name: Dawn Vroegop on 2017-10-15 17:12:01
Comments: With one road into Strawberry and one route out, the added units with multiple cars each will have a detrimental effect on traffic. Marin County Board of Supervisors, please come and drive the route personally, so you can experience what could happen with traffic with 400 market units + a school.

115. Name: Lisa fisher on 2017-10-15 18:37:07
Comments:

116. Name: Christina B Huggins on 2017-10-15 18:50:07
Comments:

117. Name: Milan Martin on 2017-10-15 19:26:14
Comments: This proposal by NCLH is WORSE than the first. Can't can't let this happen.

118. Name: Tom Fee on 2017-10-15 19:32:03

Comments: Thank you

119. Name: Elizabeth Geisler on 2017-10-15 19:36:30
Comments:

120. Name: Robert Harvey on 2017-10-15 19:37:22
Comments:

121. Name: Susan and Richard Jacobs on 2017-10-15 19:39:04
Comments:

122. Name: Sonali Shah on 2017-10-15 20:52:48
Comments:

123. Name: Hemant Shah on 2017-10-15 20:53:25
Comments:

124. Name: Rajul Shah on 2017-10-15 20:53:49
Comments:

125. Name: Neelima Shah on 2017-10-15 20:54:15
Comments:

126. Name: Mary Kasher on 2017-10-15 21:54:44
Comments: Please help us protect the Seminary site from this current application for over development. Please support a thoughtful revision of the Strawberry Community Plan with the participation of the Community.

127. Name: Dore Coller on 2017-10-15 22:00:25
Comments: Consideration of our district and needs is not what I'm seeing in this process, how about doing your job and treating us with the same regard as North Coast Land Holdings?

128. Name: Christopher Byrne on 2017-10-16 01:54:30
Comments:

129. Name: Esther Shafran on 2017-10-16 03:00:52
Comments: No to the NCLH proposal as it is written. Its way too early for an EIR on such a vague plan. The community should have a voice in what is happening in our own backyard.

130. Name: Barry Shafran on 2017-10-16 03:03:30
Comments: NCLH...please work WITH the community.

-
131. Name: Rupen Dolasia on 2017-10-16 04:17:38
Comments: The MCPC and the Board of Supervisors really need to heed to what the community is saying. The Strawberry community has overwhelmingly indicated the proposed plans are totally inappropriate use of this property and the developer needs to work with the community to come up with something more feasible.
-
132. Name: Taylor Safford on 2017-10-16 14:10:44
Comments:
-
133. Name: Cindy Palumbo on 2017-10-16 15:11:23
Comments: Please work with the community on a plan that Makes sense. Don't bulldoze over the community wishes.
-
134. Name: Bella Whelan on 2017-10-16 15:41:21
Comments:
-
135. Name: Dan Whelan on 2017-10-16 15:55:09
Comments:
-
136. Name: Constance Oclassen on 2017-10-16 16:02:13
Comments:
-
137. Name: Linda hoppe on 2017-10-16 16:11:19
Comments:
-
138. Name: Ira Hirschfield on 2017-10-16 16:23:59
Comments:
-
139. Name: Kelsey Robinson on 2017-10-16 16:25:50
Comments: Please work WITH the community to develop a plan that makes sense for all.
-
140. Name: Dennis Doyle on 2017-10-16 16:36:58
Comments:
-
141. Name: Meme Hurd on 2017-10-16 17:17:06
Comments: Please listen. The proposed is way too much for such a small community.
-
142. Name: Edward R Pierce on 2017-10-16 17:18:33
Comments:
-
143. Name: Mark de Wit on 2017-10-16 17:40:22

Comments:

144. Name: Robert Epsen on 2017-10-16 17:40:31
Comments:

145. Name: Barbara Lundy on 2017-10-16 17:40:43
Comments:

146. Name: Bruce Randall on 2017-10-16 17:41:51
Comments: The process thus far has been extremely disheartening. I hope to see that our community has some say in a development that will have such an enormous impact on it.

147. Name: Heather Huber on 2017-10-16 18:20:54
Comments:

148. Name: Ronald P Haedt on 2017-10-16 18:21:17
Comments:

149. Name: John F Byrne on 2017-10-16 18:25:26
Comments: Traffic is already a disaster in Strawberry . Infrastructure can't handle this proposal!

150. Name: Garret Scholz on 2017-10-16 18:25:41
Comments:

151. Name: Robin Doody on 2017-10-16 18:28:29
Comments:

152. Name: Patricia J Melin on 2017-10-16 18:30:00
Comments:

153. Name: Tara Blau on 2017-10-16 18:33:12
Comments:

154. Name: Miriam Doody on 2017-10-16 18:33:54
Comments:

155. Name: Dore Coller on 2017-10-16 18:42:39
Comments:

156. Name: Sloan and Rob Klein on 2017-10-16 18:43:07

Comments:

-
157. Name: Donna Cooke on 2017-10-16 18:44:03
Comments:
-
158. Name: Andrew Mayer on 2017-10-16 18:48:23
Comments:
-
159. Name: Josyane Gandolfo on 2017-10-16 18:49:54
Comments:
-
160. Name: Alan Cooke on 2017-10-16 18:56:51
Comments: Please do not allow this kind of plan with excessive traffic to impact our community.
-
161. Name: Melissa Clough on 2017-10-16 18:56:59
Comments:
-
162. Name: Caitlin Byrne on 2017-10-16 18:58:21
Comments:
-
163. Name: Scott Aal on 2017-10-16 19:00:46
Comments:
-
164. Name: Jonathan Cohen on 2017-10-16 19:03:07
Comments: This is a terrible idea that will endanger our community and children and make it unsafe.
-
165. Name: Sydney Bushman on 2017-10-16 19:05:10
Comments: The impact this new plan would have on Strawberry residents would be disastrous. PLEASE LISTEN TO THE COMMUNITY.
-
166. Name: James Schneider on 2017-10-16 19:13:16
Comments:
-
167. Name: Mary Laux on 2017-10-16 19:32:47
Comments:
-
168. Name: Suzie Dods on 2017-10-16 19:35:57
Comments: UNACCEPTABLE
-
169. Name: Bruce Bryson on 2017-10-16 19:49:08

Comments: You should simply refuse to consider any action on this property until all illegal uses are halted and the applicant disgorges all monies received to date from those illegal uses.

170. Name: Suzanne Dods on 2017-10-16 19:49:39
Comments: Strawberry has NO room for ANY development !

171. Name: Sylvia Schwartz on 2017-10-16 19:54:38
Comments: This plan far exceeds capacity of streets leading to Seminary site.
Completely unacceptable

172. Name: Randa Pratt on 2017-10-16 19:57:06
Comments:

173. Name: Andrea Whitmore on 2017-10-16 20:01:39
Comments:

174. Name: Lynn Rashkis on 2017-10-16 20:07:02
Comments:

175. Name: Elaine Neuwirth on 2017-10-16 20:17:46
Comments:

176. Name: Christina Sartor on 2017-10-16 20:20:21
Comments:

177. Name: Bryan Kohm on 2017-10-16 20:31:40
Comments:

178. Name: shelly thigpen on 2017-10-16 20:40:04
Comments:

179. Name: Linda Li Brize on 2017-10-16 20:43:14
Comments: I do not agree with the plans as they have been too nebulous re: the school,
number of low income housing and senior housing units.

180. Name: Alexandra Norris on 2017-10-16 20:44:08
Comments:

181. Name: Ziv Peled on 2017-10-16 20:46:49
Comments: I completely oppose this proposal as it violates the Master Plan Amendment.

182. Name: William Foss on 2017-10-16 20:47:42
Comments:
-
183. Name: Jill and Craig Dorsey on 2017-10-16 20:47:51
Comments:
-
184. Name: Laura Chariton on 2017-10-16 20:56:24
Comments:
-
185. Name: Roger Williams on 2017-10-16 20:56:26
Comments:
-
186. Name: avard walker on 2017-10-16 21:00:51
Comments:
-
187. Name: Benoit de la Tour on 2017-10-16 21:12:13
Comments: Current proposal is just unacceptable and I do agree that it is too early for an environmental review
-
188. Name: Paul Kayfetz on 2017-10-16 21:37:00
Comments: Unless they are masochists, they must think they own 3 votes on the Board of Supervisors.
-
189. Name: LYN MOTAI on 2017-10-16 21:37:52
Comments: There is absolutely no way that a project of this size can come to this community without an enormous and negative social and economic impact on actual members of the community. Clearly, though, there is strength in numbers as far as defeating it.
-
190. Name: Clair Leimsieder on 2017-10-16 22:02:52
Comments:
-
191. Name: Seran Kim on 2017-10-16 22:13:21
Comments:
-
192. Name: Christel Kampfen on 2017-10-16 22:20:59
Comments:
-
193. Name: pius kampfen on 2017-10-16 22:35:54
Comments:
-
194. Name: Edward Koplowitz on 2017-10-16 22:53:42
Comments: The project is undefined, non-compliant with all applicable planning and

zoning requirements, and it is premature to conduct the EIR.

195. Name: craig dorsey on 2017-10-16 22:57:04
Comments:

196. Name: Noralee McKersie on 2017-10-16 22:58:22
Comments:

197. Name: Madeline Arlas on 2017-10-16 22:59:36
Comments:

198. Name: Ann Roth-Card on 2017-10-16 23:39:01
Comments:

199. Name: Catherine Dunlap on 2017-10-16 23:47:15
Comments:

200. Name: Mary Lou Dibbern on 2017-10-16 23:50:09
Comments:

201. Name: Joan Lippman on 2017-10-17 00:38:33
Comments:

202. Name: Michelle Kohm on 2017-10-17 02:16:01
Comments:

203. Name: Michelle Orr on 2017-10-17 02:20:23
Comments: The proposed plan would have a disastrous impact on the residents of Strawberry. Please listen to the community.

204. Name: Carolyn Zwicker on 2017-10-17 03:09:55
Comments:

205. Name: Jeremy Graveline on 2017-10-17 03:13:14
Comments:

206. Name: Jennifer George on 2017-10-17 03:14:55
Comments:

207. Name: Justin Torkelson on 2017-10-17 04:03:29
Comments:

208. Name: Anne Peled on 2017-10-17 12:21:33
Comments:

209. Name: Stephen Crooks on 2017-10-17 12:50:04
Comments:

210. Name: shahram monem on 2017-10-17 13:16:15
Comments:

211. Name: Jeff Krag on 2017-10-17 13:21:35
Comments:

212. Name: Mylinh huynh on 2017-10-17 13:50:51
Comments: Please stop the developer in the seminary. We need to have a logical and environmental approach to new development at our neighborhood.

213. Name: Rick Rossi on 2017-10-17 14:24:43
Comments: I live in the neighborhood, on Meda Ln. This peninsula cannot handle the level of development being pursued.

214. Name: Kaaren james on 2017-10-17 14:24:49
Comments:

215. Name: Jaclyne Boyden on 2017-10-17 14:50:51
Comments:

216. Name: Sylstick with the via Victor on 2017-10-17 15:06:54
Comments:

217. Name: Susan Lavine on 2017-10-17 15:13:17
Comments:

218. Name: Tom Fee on 2017-10-17 15:23:22
Comments:

219. Name: Robert Mayes on 2017-10-17 15:41:43
Comments: marin is becoming WAY to dense and our neighborhood cannot support more development and traffic.

220. Name: JAssmine Ahmadi on 2017-10-17 15:45:27
Comments: Please stop your under handed tactics

221. Name: Thomas Yurch on 2017-10-17 15:48:39
Comments: Stop this over-reaching project and engage with the Strawberry Community on a plan that will benefit all parties, not just North Coast Land Holdings.
-
222. Name: David piontek on 2017-10-17 15:49:34
Comments:
-
223. Name: Carolina Hernandez on 2017-10-17 15:58:11
Comments:
-
224. Name: marilyn long on 2017-10-17 16:05:25
Comments:
-
225. Name: Josephine Mosk on 2017-10-17 16:08:37
Comments: This new plan would flood this area with noise and traffic far greater than it already is.
-
226. Name: Meredith Bishop on 2017-10-17 16:09:27
Comments:
-
227. Name: Walter Stone on 2017-10-17 16:22:39
Comments:
-
228. Name: June Gresser on 2017-10-17 16:22:51
Comments:
-
229. Name: Mari Jon Di Basilio on 2017-10-17 16:24:00
Comments:
-
230. Name: Marvin OQuinn on 2017-10-17 16:28:12
Comments:
-
231. Name: John Turnacliff on 2017-10-17 16:42:37
Comments:
-
232. Name: Meera dolasia on 2017-10-17 16:46:38
Comments:
-
233. Name: Robert Hendry on 2017-10-17 16:51:23
Comments: North Coast Land Holdings LLC has shown that they are not good neighbors as they refuse to sit down and discuss the best way forward for all concerned. We believe co-existence is possible for the benefit of all.

234. Name: Susan Carter Orb on 2017-10-17 17:09:01
Comments: I am against overdevelopment in Strawberry.

235. Name: Dallas ForsheW on 2017-10-17 17:10:40
Comments:

236. Name: Victoria Larsen on 2017-10-17 17:31:32
Comments:

237. Name: Patti Root on 2017-10-17 17:32:36
Comments:

238. Name: Marty Micheli on 2017-10-17 17:53:31
Comments:

239. Name: CHARLES NOVAL on 2017-10-17 18:04:29
Comments: No reliable transportation to serve the area.

240. Name: Lisa Edson on 2017-10-17 18:07:31
Comments:

241. Name: Steve Bower on 2017-10-17 18:13:26
Comments: Less. NCLH is proposing a really big increase in housing, as well as a school, as well as other uses.

I think that developing *some* housing, *some* assisted living, etc. would be ok. But what they are proposing is way too big for the area.

While the property sat idle for decades, the area around it has grown up and increased it's density to use all of the existing "transportation space", "services space", "commute space", etc. in the neighborhood.

Simply buying the land and saying "Hey we just bought all this 'land space' to use so we're going to pack things in to maximize cash" just doesn't work anymore because all those other spaces aren't available. It feels like they missed their window to grow along with the rest of the community and trying to shoehorn in the big projects they've been proposing is just wrong.

I think the various neighborhood groups and people would be happy to try to sit down and work cooperatively to try to define something, but their goal is to maximize their immediate and future cash flows and so they must be fought.

At the minimum, it's clear that they are NOT proposing building a Seminary with housing just for students and staff. And, *that's* exactly what the existing rules allow. So, there

's just no reason to move forward with an EIR at this time since the project just doesn't comply AT ALL with the current Use Plans.

242. Name: Mark Egan on 2017-10-17 18:14:28
Comments:

243. Name: Alexandria Hilton on 2017-10-17 18:20:55
Comments: Our precious neighborhoods would be ruined with this proposal. Please do the right thing and deny the proposed amendments to the Strawberry Community Plan!!

244. Name: Carolyn Patrick on 2017-10-17 18:27:59
Comments:

245. Name: Leslie Augustson on 2017-10-17 18:54:02
Comments:

246. Name: Frank Kim on 2017-10-17 19:12:41
Comments:

247. Name: Robert Blechman on 2017-10-17 19:12:52
Comments: I am strongly against overdevelopment in Strawberry. Please adhere to the Strawberry Community Plan and work directly with the community to modify as needed, not an outside developer from Texas.

248. Name: Nancy Miller on 2017-10-17 19:13:42
Comments:

249. Name: Dick Ferrington on 2017-10-17 19:21:48
Comments: Deny the proposed amendments to the Strawberry Community Plan, Master Plan Amendment, Precise Development Plan, Use Permit, Vesting Tentative Map, and Tree Removal Permit without further EIR (Environmental Impact Report) per CEQA Guideline 15270.

250. Name: Tej Dattani on 2017-10-17 19:25:45
Comments:

251. Name: ROBERT NICKOLOFF on 2017-10-17 19:26:08
Comments:

252. Name: Nurite Regev on 2017-10-17 19:35:40
Comments:

253. Name: Wendy Barnett on 2017-10-17 19:59:17

Comments: I agree and like the single story spanish style architecture.

254. Name: Barbara Camera on 2017-10-17 20:05:45
Comments:

255. Name: Morna Prince on 2017-10-17 20:35:45
Comments: The proffered development plans are for high density living which maximizes the developer's profits but decreases the existing standard of living for the current inhabitants. Hello!?

256. Name: Edward Brown on 2017-10-17 21:00:35
Comments:

257. Name: Megan Riley on 2017-10-17 21:04:53
Comments: Please stop the overdevelopment in Strawberry

258. Name: Sebastian on 2017-10-17 21:09:37
Comments:

259. Name: Beverly and Jay Ripps on 2017-10-17 22:13:10
Comments: Traffic cannot bear your plans.

260. Name: Jeffrey Benedict on 2017-10-17 22:37:19
Comments: I agree with the statements in the petition.

261. Name: MaryKae Krause on 2017-10-17 22:59:46
Comments:

262. Name: kris Brewer on 2017-10-17 23:31:37
Comments:

263. Name: Christine Haedt on 2017-10-17 23:32:40
Comments: 100% against the new proposal! I say NO.

264. Name: SUKI MUNSELL on 2017-10-17 23:37:36
Comments: agreed

265. Name: Eric Andrewsen on 2017-10-17 23:42:45
Comments:

266. Name: Caleigh Hall on 2017-10-18 00:14:12
Comments: I live in Strawberry and am strongly opposed to the proposed development of

the Baptist Seminary land by North Coast Land Holdings. The infrastructure simply will not support this development, and the BofS is not listening to their constituents, who are voicing strong opposition.

267. Name: Desmond Raitt on 2017-10-18 00:18:32
Comments:

268. Name: Licita Fernandez on 2017-10-18 00:26:18
Comments:

269. Name: Sanda Blockey on 2017-10-18 00:43:40
Comments:

270. Name: Robin Judith on 2017-10-18 01:01:19
Comments:

271. Name: Kevin Spinner on 2017-10-18 02:24:24
Comments:

272. Name: kathy winkler on 2017-10-18 02:38:32
Comments:

273. Name: Michele Ü on 2017-10-18 02:46:20
Comments:

274. Name: Howard Cohen on 2017-10-18 02:53:55
Comments: No. No to 1000 more residents. ReZone RS10

275. Name: Don Loeblein on 2017-10-18 03:28:45
Comments:

276. Name: Samantha Hobart on 2017-10-18 04:20:53
Comments:

277. Name: Linda Pfeifer on 2017-10-18 04:34:00
Comments: Save Strawberry! Listen to the people.

278. Name: Carolyn and Graham Bray on 2017-10-18 04:56:23
Comments:

279. Name: Kelli Cruz on 2017-10-18 05:12:56
Comments:

280. Name: Debra Link on 2017-10-18 06:29:02
Comments:

281. Name: Melanie Sperling on 2017-10-18 13:11:51
Comments:

282. Name: Anthony Gaas on 2017-10-18 13:45:05
Comments: I believe the strawberry homeowners and associated community groups should be more proactive & creative in identifying acceptable alternatives, such as non-profit, research, public advocacy, and acceptable educational alternatives.

283. Name: Carol Solomon on 2017-10-18 15:06:51
Comments:

284. Name: MJ Roney on 2017-10-18 15:15:53
Comments:

285. Name: Jill Kristensen on 2017-10-18 15:25:52
Comments: It is imperative that the County listen & respond to the concerns of Strawberry residents.

286. Name: robert ginsberg on 2017-10-18 15:48:57
Comments:

287. Name: jan ginsberg on 2017-10-18 15:51:07
Comments:

288. Name: James Kraft on 2017-10-18 16:16:09
Comments:

289. Name: Dayna West on 2017-10-18 16:32:32
Comments:

290. Name: Aron Shafran on 2017-10-18 16:45:44
Comments:

291. Name: Gordon Shank on 2017-10-18 16:47:03
Comments: I oppose this overdevelopment.

292. Name: Josette Molloy on 2017-10-18 17:52:14
Comments: Opposed.

-
293. Name: David and Claudia Chittenden on 2017-10-18 18:31:21
Comments: How do they propose to deal with all the excess traffic? The Tiburon exit is almost always jammed!
-
294. Name: Kathy King on 2017-10-18 18:33:47
Comments: Deny amendments and participate with Strawberry Community
-
295. Name: Elizabeth C Bartels on 2017-10-18 18:41:11
Comments: More housing would mean more traffic in an area already very stressed with traffic problems
-
296. Name: Mary Waluk on 2017-10-18 20:39:22
Comments:
-
297. Name: Gail Goodman on 2017-10-18 21:32:26
Comments: We have too much traffic already.
-
298. Name: Dane Solomon on 2017-10-18 22:36:16
Comments:
-
299. Name: Jane Hall on 2017-10-18 23:54:44
Comments:
-
300. Name: Norma Tringali on 2017-10-19 00:14:39
Comments:
-
301. Name: Angela Rarick on 2017-10-19 00:28:50
Comments:
-
302. Name: Jackie Hamilton on 2017-10-19 01:35:22
Comments:
-
303. Name: Maritony Yamot on 2017-10-19 02:12:44
Comments: I would like to sign this petition & hoping a better future for our children.
-
304. Name: Debbie Piattelli on 2017-10-19 02:23:32
Comments: we don't have the infrastructure!
-
305. Name: kaye hiatt on 2017-10-19 03:12:35
Comments:
-

306. Name: Cici lee on 2017-10-19 03:14:09
Comments:

307. Name: Audrey Finci on 2017-10-19 04:09:54
Comments:

308. Name: Joe Finci on 2017-10-19 04:13:56
Comments:

309. Name: Bruce Corcoran on 2017-10-19 07:44:55
Comments: The project is still in the abstract phase. It is not finite or stable. For example, how can anyone conduct a meaningful traffic impact analysis when NCLH has not even identified the academic institution?

310. Name: Janis von Thaden on 2017-10-19 08:24:53
Comments:

311. Name: Kaushik Dattani on 2017-10-19 15:43:48
Comments:

312. Name: Donna Cooke on 2017-10-19 17:41:35
Comments:

313. Name: Jessica Newman Brown on 2017-10-20 04:07:45
Comments:

314. Name: Marti Micheli on 2017-10-20 17:38:32
Comments:

315. Name: Julia Chu on 2017-10-21 13:43:45
Comments:

316. Name: Patricia Albo on 2017-10-21 16:45:20
Comments: I am in full support of this petition.

317. Name: Claudia Chittenden on 2017-10-21 19:13:38
Comments:

318. Name: Theresa Driggs on 2017-10-21 22:15:24
Comments:

319. Name: Florence Fowler on 2017-10-21 23:47:52

Comments:

320. Name: Nicki adani on 2017-10-22 04:53:16
Comments:

321. Name: jeanine nevolo on 2017-10-22 15:17:56
Comments:

322. Name: Pooneh on 2017-10-22 16:12:33
Comments:

323. Name: Pius Kampfen on 2017-10-22 17:05:31
Comments:

324. Name: Susan Kirsch on 2017-10-22 17:11:40
Comments:

325. Name: Elizabeth Reynolds on 2017-10-22 18:45:50
Comments:

326. Name: annie lorda on 2017-10-22 20:58:29
Comments:

327. Name: j b lorda on 2017-10-22 20:59:24
Comments:

328. Name: Susan Alpert on 2017-10-22 21:20:17
Comments:

329. Name: Bill Schneider on 2017-10-22 21:27:43
Comments:

330. Name: Olga Turski on 2017-10-22 22:05:10
Comments: Please deny the proposed amendments and work DIRECTLY with the Strawberry community!

331. Name: Adam Slowik on 2017-10-22 22:08:37
Comments:

332. Name: Kelly Lahey on 2017-10-22 22:10:43
Comments:

333. Name: Sarvenaz Zand on 2017-10-22 22:13:53
Comments:
-
334. Name: Catherine Gore on 2017-10-23 00:16:20
Comments:
-
335. Name: Sharon Goh on 2017-10-23 04:49:25
Comments:
-
336. Name: Ines Gonzalez Lehman on 2017-10-23 05:54:23
Comments: I'm in full support of this petition
-
337. Name: Nicole Collman on 2017-10-23 16:54:47
Comments:
-
338. Name: dirk ivory on 2017-10-23 17:28:27
Comments: I'm in complete support of this petition. It is obvious that strawberry and the surrounding infrastructure cannot with stand more vehicle/congestion!
North Coast Land Holdings should become realistic and develop accordingly. The County should listen to Strawberry Community Assoc. and the public out cry. We do not need more road congestion and additional danger on our road ways..
-
339. Name: Judith Barr on 2017-10-24 18:47:19
Comments:
-
340. Name: Christopher Marino on 2017-10-24 18:48:58
Comments:
-
341. Name: Sandra Donegan on 2017-10-24 18:54:52
Comments: After 40 years of living on Belloc Lagoon. We have our precious area inundated with gas station, burger places, smoke shops. We should all be concerned about nature for the children
-
342. Name: Ron Barr on 2017-10-24 19:08:13
Comments:
-
343. Name: Richard Evatz on 2017-10-24 20:36:30
Comments:
-
344. Name: Anthony Reversat on 2017-10-24 21:27:47
Comments:
-
345. Name: Marion O'Neill on 2017-10-24 21:42:09

Comments: The Strawberry Community Plan & the people's concerns should be considered.

346. Name: Mariam Safapay on 2017-10-24 21:43:24
Comments:

347. Name: james mclaughlin on 2017-10-24 21:55:02
Comments:

348. Name: Kristina Colangelo on 2017-10-24 22:01:27
Comments:

349. Name: Leila Sharifi on 2017-10-24 22:12:17
Comments: Please deny this request and revise the plan with the participation of the Strawberry community!

350. Name: Martha Marriott on 2017-10-24 22:35:18
Comments:

351. Name: Elise Tesar on 2017-10-24 22:38:40
Comments:

352. Name: Shahdokht Ostowari on 2017-10-25 00:45:51
Comments: Dealing with even heavier traffic is a deal breaker for me. Seminary Drive is not lit and suffers from unsafe traffic already. I am opposed to any new development because of the road system as well as the environment.

353. Name: Beverly Macdonald on 2017-10-25 01:11:56
Comments:

354. Name: Marjorie Siegel on 2017-10-25 01:19:35
Comments: This is a plan that will destroy precious wildlife habitat that is already scarce due to overdevelopment. The neighborhood is ALREADY over capacity with numerous high density apartment & condominium complexes. Enough is enough.

355. Name: Mary Fraser on 2017-10-25 01:28:15
Comments:

356. Name: Ralph Cotter on 2017-10-25 02:15:16
Comments:

357. Name: Michael Gallagher on 2017-10-25 02:45:11
Comments: Thank you for listening.

358. Name: Ali and Ladan Lari on 2017-10-25 03:26:57
Comments:

359. Name: Joanne Hom on 2017-10-25 05:34:43
Comments:

360. Name: Jeppe Larsen on 2017-10-25 13:51:55
Comments:

361. Name: Marlene Getchell on 2017-10-25 15:04:00
Comments:

362. Name: Payton Walton on 2017-10-25 17:40:03
Comments:

363. Name: Patricia Collins on 2017-10-25 19:26:40
Comments:
