

COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

PETITION FOR APPEAL

TO: THE MARIN COUNTY _____ Planning Commission
3501 Civic Center Drive (Planning Commission or Board of Supervisors)
San Rafael, CA 94903-4157

1. The undersigned, Riley F. Hurd III for Seminary Neighborhood Assoc., hereby files an appeal
(Appellant/Petitioner)

of the decision issued by the _____ Consulting Environmental Planning Manager
(Director, or Deputy Zoning Administrator, or Planning Commission)

regarding the _____ Notice of Preparation of Environmental Impact Report
relating to property described and located as follows:

- a) Assessor's Parcel Number _____ 043-261-25 et. al
b) Street Address _____ 201 Seminary Drive

2. The basis of this appeal is:

PLEASE SEE ATTACHED LETTER. THANK YOU.


RECEIVED

OCT -9 2017

COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

(The pertinent facts and the basis for the appeal shall be provided to the Agency at the time the appeal is filed, but no later than the last date established for the appeal period – usually 10 days following the date of the decision. If more space is needed, please attach additional pages setting forth the bases for appeal.)

FROM Riley F. Hurd III
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1101 5th Ave, Suite 100
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October 9, 2017

Via Hand Delivery

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

OCT 09 2017
COUNTY OF MARIN
CLERK OF SUPERIOR COURT
JANET L. HARRIS

**Re: North Coast Land Holdings Community Plan Amendment / Master Plan
Amendment / Precise Development Plan / Use Permit Amendment /
Tentative Map (P1490)**

**APPEAL OF DECISION TO COMMENCE ENVIRONMENTAL
REVIEW**

Dear Members of the Planning Commission:

Our office represents the Seminary Neighborhood Association in connection with North Coast Land Holdings' proposal to redevelop the old Seminary site with 411 housing units, a 1,000 student graduate school of unknown type, a 1,200 seat auditorium, a 17,000 square foot health center, and more. This letter sets forth the bases for the Association's appeal of the County's decision to commence environmental review of this project instead of proceeding straight to a denial hearing. The scope, intensity, and impact of this application, on its face, demonstrates that this project is unapprovable. Further studies or hearings are not needed to confirm this position.

This appeal is made with the support of the Strawberry Design Review Board ("SDRB"), whose members have now unanimously recommended that 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." (*Minutes from October 2, 2017 SDRB meeting, emphasis in original.*)



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I. BACKGROUND

This project, and property, have a long background of controversy, community compromise, and County review. The current proposal is the most extreme and intensive ever made for the site, which galvanized Strawberry residents to take action in the form of unprecedented participation in the public process over the past years.

On December 19, 2011, the previous owner of the Seminary property brought an application before your Commission for a significant amount of housing at the site. The minutes summarizing the outcome of that meeting are incredibly instructive here, while also showing just how little progress there has been in regards to crafting a compliant application. Specifically, the minutes from that meeting state:

"The Commission expressed concerns about the proposed project, including non-compliance with the SCP and the lack of community-based involvement in the process; the proposed change of use by exchanging unbuilt student housing for market rate homes; and development proposed on lands designated for open space. The Commissioners agreed that the proposal does not comply with the County's inclusionary housing ordinance, and that the ordinance should not be amended. The Commission also indicated a willingness to consider a Master Plan Amendment that is within what the SCP allows.

At the request of the Seminary President, the Commission decided to not address the issue and indicated that the project should not go forward to the environmental review process until the SCP has been updated. The Commission encouraged the applicant to work with the community to assess what changes should be made."

Little has changed. Six years later there has still been no community-driven update of the Strawberry Community Plan ("SCP"), which still only allows a Seminary at the site. Instead, a new owner is again making a out-of-order, more intensive, application, without first updating the SCP via the proscribed process.

This application has now been heard four times by the SDRB. At each meeting, hundreds of residents showed up, nearly all with the same opinion as before: the Project is too big, too intense, and will cause too much traffic. For these reasons, the community has, time and again, strongly recommended that the County avail itself of the option afforded by CEQA to skip an EIR and go right to a denial hearing.



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The version of this project that contained the Branson school was ultimately heard by the DRB on October 17, 2016. The adopted minutes from that meeting state the following:

"After extensive community input on multiple hearings, with hundreds of Strawberry residents, the proposed development does not conform to the original Use Permit or the Strawberry Community Plan and its proposed amendments are not acceptable. Therefore the Strawberry Design Review Board recommends:

1. Deny the proposed amendments to the Strawberry Community Plan, Master Plan, amendment, Precise Development Plan, Use Permit, Vesting Tentative Map, and Tree Removal Permit.
2. Encourage the applicant to submit an alternative development proposal that is more in keeping with the existing Strawberry Community Plan.
3. If the applicant desires to amend the Strawberry Community Plan the first step is to engage the community in a series of meetings."

The two key reasons for the SDRB's ruling were: 1) the project was exponentially too intensive for the site, and 2) the project was so far out of compliance with the SCP that a more high-level public process was needed to amend the SCP before any specific project could be meaningfully analyzed.

After the SDRB issued its ruling, the Seminary Neighborhood Association and the Strawberry Community Association, two organizations that combined represent nearly all of the Strawberry community, wrote a December 6, 2016, letter to the County. The two groups were specific in their request and reasoning when they stated the following:

"We are writing to you at what is a critical juncture in the processing of the North Coast Land Holdings/Branson application. Specifically, we are requesting that the overwhelming will of the community be acknowledged, and the specific direction of the Strawberry Design Review Board be followed, by scheduling a denial hearing for this project without commencing environmental review.

It would be incredibly inefficient to embark upon the costly and time-consuming process of an EIR for a project that can't be approved."



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The response to this letter from the County was the same response given to the initial SDRB ruling, complete and total disregard. With no acknowledgment of the lengthy public process, a January 3, 2017, letter was sent stating that the County was commencing environmental review. However, that decision to proceed with an EIR was ultimately withdrawn by the County on February 15, 2017, after Branson was removed from the project proposal.

With Branson off the table, a new series of community meetings took place in an effort to find common ground between the applicant and the community in regards to project scope and intensity. These attempts were not fruitful. The single open house held by the applicant seemed to be nothing more than a "check the box" affair, and did not even present the project currently being applied for. The Seminary Neighborhood Association and Strawberry Community Association then conducted a detailed survey of Strawberry residents and obtained an impressive response rate. The results of the survey were crystal clear on one main point: the community does not want a school at this site. The response from the applicant was to continue to seek a massive school at the site, along with over 400 units of rental housing, while compounding the effects with other uses such as an auditorium and fitness center.

Assuming the generous SANDAG trip rate of 8 daily trips per housing unit, as well as the ITE trip rate of 3.38 trips per student, the proposed housing and school alone would generate 6,580 trips per day in Strawberry. Once the public auditorium, sports fields, and fitness center are factored in, this number climbs significantly higher, all in an area well beyond its traffic carrying capacity.

After the failed attempts at working with the applicant on a meaningful redesign, an oddly timed series of events occurred. In mid-September of 2017, notice was sent out for another SDRB hearing to take place on October 2nd. However, just days prior to the SDRB meeting, and before any of the multiple governmental agencies had a chance to review and comment, a Notice of Preparation of EIR was again sent out by the County. The decision to proceed with environmental review *before* hearing the recommendation from the SDRB on the updated project entirely discounts the community's input via its local Design Review Board. The premature decision to proceed with an EIR is even more problematic when the outcome of the most recent SDRB is considered. The recommendation from the SDRB after the October 2nd hearing was the following:

"After extensive community input on multiple hearings, with hundreds of Strawberry residents, the proposed development does not conform to the original Use Permit or the Strawberry Community Plan and its proposed amendments are not acceptable. Therefore the Strawberry Design Review Board recommends:



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1. 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.
2. Recommend the Board of Supervisors start the process of revising the Strawberry Community Plan with the participation of the Strawberry community.
3. Recommend the County proceed with enforcing the current interim uses, as the applicant is apparently using the property in violation of existing entitlements."

The SDRB members were somewhat confused as to why they were even hearing this project for a fourth time. Their previous direction was abundantly clear about what needed to occur in regards to applicant outreach, how to amend the SCP, and that the current project was a nonstarter. The updated project certainly had done nothing to address the previous concerns, and therefore the outcome was the same, except for the fact that the SDRB now specifically recommends not performing an EIR, but instead moving right to a denial hearing. This appeal requests that the Planning Commission follow that recommendation of the SDRB.

II. LEGAL BASES FOR APPEAL

This appeal is brought pursuant to two primary sections of the County's regulations. The first is Section X of the County's 1994 Environmental Impact Review Guidelines ("EIR Guidelines"). This section states that:

"Any person aggrieved or affected by any determination made pursuant to this procedure may appeal such determination..." (Emphasis added.)

Here, the decision to commence environmental review instead of scheduling a hearing for project denial pursuant to CEQA Guideline 15270 is the decision being appealed. Guideline 15270 states that CEQA does not apply to projects which a public agency rejects or disapproves. Subsection (b) of this Guideline explains its rationale by noting that it, "is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved." This makes sense. The EIR process is incredibly costly and time-consuming for all sides. There is no point in incurring this expense and delay for a



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project that cannot be approved, and the subject project, as confirmed multiple times by the SDRB, is just that: **unapprovable**.

The second legal basis for this appeal is Section 22.114.020(B)(3) of the County Code, which permits appeals of project approvals, project denials, "**or determinations regarding compliance with environmental review requirements**, pursuant to the California Environmental Quality Act and the County Environmental Impact Review Guidelines." The decision being appealed here also fits within this category of appealable determinations.

III. MERITS OF THE APPEAL

This appeal is based on two major contentions:

1. The description of the project is missing critical information required to conduct a meaningful environmental review, and,
2. The project is so out of conformance with the County's policies and regulations, particularly the Strawberry Community Plan, that it cannot be approved.

A. The Application is Woefully Incomplete

Numerous cases have repeated the general principle that an accurate, stable, and finite project description is the indispensable prerequisite to an informative and legally sufficient EIR. (*County of Inyo v City of Los Angeles* (1977) 71 CA3d 185; 14 Cal Code Regs, Section 15124.) Creating such a description for an EIR is not possible with the information contained in the current application. The most glaring omission is what type of 1,000 student school is proposed for the site? The application merely states: "The proposed Academic Campus use would continue the operation of an educational institution which may or may not include a religious component." There is no way to accurately identify and quantify the environmental effects of a mystery "educational institution." Examples abound of dramatically different levels of impact resulting from different types of educational institutions (i.e. a seminary v. a commuter high school).

Furthermore, the project description is certainly not finite. As recently as October 2nd, the applicant suggested in a public presentation that the housing mix would be 20% student, 60% market rate, and 20% affordable. These data points are nowhere in the application. The current application also contains glaring internal inconsistencies. A statement is made that, "the Proposed Project will substantially conform with the underlying entitlements and historical operational pattern of the property as a graduate level



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institution." Besides not even committing to running an actual graduate institution, the accompanying "Operational Characteristics" contain the following components:

- Student drop-off day
- College Placement Parent Meetings
- Student pick-up day
- P.E. and practices on the sports fields
- Athletic events
- 1,000 person "international festivals"
- 1,200 person "community celebrations"

These components are totally incongruous with a graduate institution of any type. Without significantly more information, there is no way a legally sufficient EIR project description could be developed. It is surprising a NOP was issued with the application as incomplete as it is, as this is the precise type of obfuscation prohibited by the CEQA Guidelines and case law. The application deficiencies alone are grounds for granting this appeal, as there is no way to prepare an EIR with what is currently before the County.

B. The Project Cannot Be Approved

More importantly, the current proposal is so inconsistent with County policies, particularly the SCP, that it cannot be approved. The framework for considering this portion of the appeal is best summed up by Section IV(D)(6)(e) of the EIR Guidelines, which reads as follows:

"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 decided by the SDRB, and as noted repeatedly in letters from this office, the Project violates many of the County's policies and regulations. The most egregious of these violations is that of the SCP, which is the constitution of development for the area. As summarized below, a number of other violations also render the Project unapprovable such that denial now is more appropriate than embarking upon environmental review.



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1. The Project violates the Strawberry Community Plan

The SCP is the specific, controlling document for the project site, and the SCP has always contemplated that the site be used only as a Seminary, with associated student and faculty housing. (See numerous discussion in 1974 SCP regarding Seminary at pages 32, 47, and 58, for example.) While the SCP was amended in 1982 to permit a finite amount of market-rate housing in a very specific area, this amendment did not change the fact that only a seminary and its associated student and faculty housing would remain on the areas of the property not being sold off for housing. More importantly, this amendment contained some very clear language about the capacity for the site when it stated that the additional development approved via the amendment, **"was determined to be the maximum desirable based on the projected traffic and the context of the property within the community."** The current application's proposed treatment of this prescient and critical Community Plan language is to simply delete it. This is unacceptable, and unapprovable when the SCP is taken in context.

A series of further self-serving SCP edits are proposed to delete the requirement that the housing on site be for students and faculty only, and to totally change the for-sale requirement of the market-rate homes to now allow 100% rental. These major SCP components now sought to be stricken were the result of years of negotiations and hard work by the Strawberry Community, and should not be permitted to occur in such a haphazard and singularly focused manner.

As important as the deletions, however, is what isn't proposed to be changed in the SCP. The remainder of the document, including the amendment regarding the Seminary site, is untouched, thereby resulting in a wholly inconsistent document. For example, the following SCP language would remain, which is not only inconsistent, but also shows why the project cannot be approved:

- "Of particular concern was the increasing number of attached multiple residential developments and the increasing impacts of traffic generated by these new developments."
- "If new development is to occur, it can strengthen this character by providing the traditional setting of detached single family units within any new development proposed for the area."

Instead of brushing the constitution of Strawberry development aside with strikethrough edits, the SCP should be respected, and a comprehensive community-driven update process undertaken before consideration of a nonconforming project. The entire context



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of the SCP should be respected, and only uses that take into account the current traffic situation and residential nature of the surrounding community should be considered. This was the procedure followed the only other time the SCP was amended, and it is certainly the appropriate approach for a change anywhere near the magnitude of what is proposed this time around.

2. The Project violates the Master Plan for the site

In the over three decades that have passed since the approval of the property's 1984 Master Plan ("Master Plan"), the area surrounding the seminary site has been heavily built out with significant multifamily housing and other development, while traffic patterns have changed for the worse. Despite this evolution of the area, the current application seeks to heavily intensify the use of the property by such a magnitude as to be a nonstarter.

A mantra of the applicant has been that the proposal complies with the Master Plan, yet the requested SCP and Master Plan amendments demonstrate exactly the opposite. 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 "compliant." What this proposal does is take a single self-contained graduate school campus, and split it into two new sectors, with each new part being more traffic-intensive on its own than the previous whole. **The Master Plan in this case is about much more than building locations, it is about use, and by extension, impact.** The impact of what's proposed was never anticipated by the Master Plan, and is so far beyond what the site can accommodate, that the applicants actually need to start over.

The Master Plan states the following:

"The Master Plan has been designed to be compatible with the Strawberry Community Plan Amendments. The Seminary participated in the public hearings held for the Community Plan, and the Master Plan has been modified before and after Community Plan adoption, in order to improve the consistency of the two Plans." (Master Plan, Page 35.)

The applicants now wish to amend this Master Plan in ways not permitted or contemplated by the very SCP the Master Plan was designed to be consistent with. The entire character of the Property would be radically changed by the elimination of a lightly-used Seminary campus with on-site housing for students and faculty and no organized sporting teams in exchange for over 400 rental units, a 1000-student school with 200 employees, a regional sports complex, and a new venue for large events and



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weddings. Assertions that the application somehow complies with the current Master Plan not only strain credulity, but ignore the fact that the applicants themselves seek an amendment. The requested amendment isn't minor, and it isn't really an amendment: **this is actually an application for a new master plan, and any decision thereon would be premature until the future of this property is determined within the context of a community-driven SCP update.** To commence an EIR without first updating the guiding legal document for the property would upend the process, and result in the tail wagging the dog. The fact is, the applicants bought a Seminary, nothing more. The only way to change that reality is to get support for, and approval of, a comprehensive SCP update.

3. The Project violates the CUP for the site

The 1953 CUP for the Property is for one use, and one use only:

"...to permit the construction of a Theological Seminary and dormitories and other buildings incidental to such use..."

The record for the 1953 CUP indicates that two factors were central reasons a seminary was ever even considered as acceptable at this site:

1. That 100% of the students would be housed on the property, and
2. That the college was post-graduate, thereby making it an asset to the area.

A school without the characteristics cited above would in no way meet these criteria. A school that does not house its students on site generates significantly more vehicle trips, noise, and other impacts, at a level far greater than the self-contained post-graduate institution contemplated in 1953. On top of this, the applicant then also requests over 400 new rental housing units based on the theory that the student and faculty housing units are somehow equivalent to much larger homes that will be inhabited by people that primarily work off-site. This apples to oranges comparison is not supported by logic or the law, and flies in the face of the original concepts underlying the CUP approval.

Also, given the missing information in the application, it is unclear what the new CUP would even be for? A graduate school? A "use that conforms to the operational characteristics of a graduate school?" The exact use must be nailed down with specificity before granting a use permit that runs with the land, but certainly before beginning an EIR.



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IV. CONCLUSION

At this point, there is more than enough information to conclude that the project does not, "appear to substantially conform to established County Planning policies and/or ordinances," and that it does appear that, "such policies and/or ordinances would require denial of the application." The self-serving project-specific edits proposed to the SCP provide no community benefit whatsoever, while also completely ignoring the direct guidance from your Commission about the appropriate way to amend a community plan.

No amount of technical studies or impact analyses will change the fact that the SCP does not, and would not, support a project of this type or scope. Further studies or review will also not somehow bring the exponentially high trip generation numbers for a project of this size into a realm the community can accommodate. For these reasons, commencing an EIR at this point would be incredibly inefficient, would be very difficult given the missing information, and would send the wrong message to the applicant that perhaps a project even close to this level of intensity might be approved.

We would request that you grant this appeal and schedule a denial hearing for this project. Thank you.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Riley F. Hurd III'.

Riley F. Hurd III

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

- File copy-

ATTACHMENT TO PRECISE DEVELOPMENT PLAN APPLICATION
UPDATED PROJECT DESCRIPTION
for
THE SEMINARY

In October 2015, North Coast Land Holdings, LLC (the "Project Sponsor") submitted an application for a Precise Development Plan for the Golden Gate Baptist Theological Seminary (the "Seminary") site. Following extensive community input, the proposed project has been updated as described below.

SUMMARY

Consistent with the approved 1984 Master Plan (the "Master Plan"), the proposed project includes the expansion of the existing academic facilities (the "Academic Campus"), the redevelopment of existing residential housing areas (the "Residential Area") and the preservation of additional open space. The project is proposed to be completed as one development project (the "Proposed Project") (*Exhibit 0: Summary Exhibit*).

The Proposed Project will substantially conform with the underlying entitlements and historical operational pattern of the property as a graduate level institution. The Proposed Project does not propose to alter the underlying land uses previously approved by the Master Plan, and new or redeveloped buildings will be located in the same general location as approved by the Master Plan. The primary difference between the Master Plan approval and the Proposed Project is a change in Project Sponsor, and the replacement of Golden Gate Baptist Theological Seminary with another academic end-user.

Academic Campus: The proposed redevelopment of the Academic Campus includes the development of new academic buildings already approved by the Master Plan, and limited renovation of the existing academic buildings and associated site areas consistent with the Master Plan.

The completed project will include ten buildings as follows:

- Five Existing Academic/Administration Buildings
 - 51,200 sf Academic Building
 - 25,200 sf Administration Building
 - 10,000 sf Cafeteria
 - 32,000 sf Library
 - 2,200 sf Maintenance Building (to be demolished and replaced with 5,200 approved sf to be incorporated within the Residential Area).
- Five Unbuilt, Approved Campus Buildings
 - 12,000 sf New Academic Building
 - 12,000 sf New Student Center
 - 17,000 sf Gymnasium/Health Center
 - 25,000 sf Chapel/Auditorium (1,200 seats)
 - 3,000 sf Day Care Center (to be incorporated in the Gymnasium/Health Center)
 - 3,000 sf Maintenance Building addition.

Residential Area: The Proposed Project will redevelop the portion of the site devoted to residential use. The existing residential units will be redeveloped to primarily market-rate residences available for long-term lease. The proposed housing units will be similar to the type approved under the Master Plan and will replace 198 of the 211 existing residential units. The new units will be redeveloped in conformance with the Master Plan:

- 13 of the 211 existing units will remain;
- 198 existing units will be replaced with new units; and
- 93 units as previously approved under the Master Plan will be constructed.

Project Information:

- **Assessor's Parcel Numbers:** 043-261-25, 043-401-05, 043-402-06
- **Project Address:** 201 Seminary Drive, Mill Valley, California, 94941
- **Property Owner:** North Coast Land Holdings, LLC
- **Property Owner's Address:** 2350 Kerner Blvd., Suite 360, San Rafael, CA 94901
- **Owner's Email:** bjones@gatecapital.com
- **Applicant:** North Coast Land Holdings, LLC
- **Applicant's Address:** 2350 Kerner Blvd., Suite 360, San Rafael, CA 94901
- **Applicant's Email:** bjones@gatecapital.com / andres@nclh-llc.com
- **Other Contact:** Mark Cavagnero, Mark Cavagnero Associates, Architects, 1045 Sansome Street, Suite 200, San Francisco, CA 94111
- **Zoning District:** RMP-2.47 2.47-AH
- **Minimum Lot Size:** N/A
- **Community Plan:** Strawberry
- **Countywide Plan Designation:** MF2 – Low Density Residential
- **Applicable Planning Code Sections:**
 - **Master Plan Amendment:** The project is subject to the 1984 Master Plan. Deviations from the Master Plan may be approved if they are consistent with the Countywide Plan and applicable Community Plan, not detrimental to the public interest of the County, the site is physically suitable for the proposed development (Section 22.44.030(C)(c))
 - **Zoning:** RMP (Residential, Multiple Planned) District 2.47 AH (Affordable Housing)
 - **Site Planning Standards:** The Project is located within a Planned District (RMP) zoning district established by Section 22.06.020 (Zoning Districts Established). Minimum setback requirements, floor area ratio, maximum site coverage, height limits, and other development standards are determined through Master Plan. (Section 22.16.030)
 - **Height Limit:** The overall height of each building is varied but does not exceed 30 feet as outlined in Marin County Ordinance 2819, 17(d) and Marin County Development Code 22.16.030 (K)(1);
 - **Dwelling Unit Density:** RMP 2.47. Marin County Ordinance 2818.
 - **Floor Area Ratio:** The floor area ratio, maximum site coverage, height limits, and other development standards are determined through Master Plan. (Section 22.16.030) Project site zoned RMP and therefore subject to the approved Master Plan. (Section 22.16.030)
 - **Precise Development Plan:** May be approved only if the Review Authority finds that the proposed development is in substantial compliance with the Master Plan and Chapter 22.16 (Planned District Development Standards).
 - **Use Permits:** Can be approved through the Precise Development Plan if the findings by Section 22.48.040 are made as part of the Precise Development Plan approval.

PROPOSED PROJECT SITE

Setting: The 127.3 acre Seminary site is located at 201 Seminary Drive, Mill Valley, in the Strawberry neighborhood of unincorporated Marin County, California (the "Site"). The Site is bordered by East Strawberry Drive, Seminary Drive, Richardson Bay, and single-family housing along Ricardo Road. The two primary access points to the Site are from Seminary Drive at Hodges Drive and Seminary Drive at Gilbert Drive. Secondary access is from Mission Drive, East Strawberry Drive, Chapel Drive, and Reed Boulevard. *(Exhibit 1: Existing site plan showing access points. For a list of easements, see Planning Submittal Set, Sheet 00.C1.03-05 (Boundary & Existing Topography Overall))*

The overall Site plan consists of a series of private streets that extend from a central, tiered parking lot. The buildings within the Academic Campus are mostly clustered on the upper portion of the Site with views of southern Marin, Richardson Bay, and San Francisco. A recreational sports field is located at the lowest point on the Site, adjacent to Seminary Drive. The majority of the residential housing is situated along a slope on the northerly portion of the Site away from the Academic Campus.

Surrounding Properties: The surrounding properties are residential use ranging from condominiums, multifamily rental, to single-family homes. Some of these surrounding properties were originally part of the Seminary site and were developed in furtherance of the 1984 Master Plan.

To the east along East Strawberry Drive and to the north along Reed Boulevard and Ricardo Road, single family homes line residential streets. These homes are typically between 2,000 and 4,000 square feet with an attached garage and short driveway. Cars typically park along both sides of the streets. *(Exhibit 2: Photographs of surrounding properties)* Larger single family homes are located to the south and southwest of the Site. These homes typically exceed 5,000 square feet with views of Richardson Bay and San Francisco. Homes along Chapel Drive and Willis Drive were once part of the Seminary campus *(Exhibit 3: Photographs of neighboring properties along Willis Drive & Chapel Drive)*. Higher density apartment complexes are located along Seminary Drive, including Strawberry Shores, which is a 202-unit, 17.7 units-to-the-acre development, and Harbor Point Apartments, which is a 220-unit, 15.7 unit-to-the-acre apartment development. *(Exhibit 4: Photographs of adjacent apartment buildings)*

THE 1984 MASTER PLAN

The Seminary campus was developed under a 1953 use permit allowing a maximum student body of 1,000. That use permit allowed the construction of twelve campus buildings and 514 housing units, composed of a mix of dormitory rooms, studios, and 1-4 bedroom apartments. However, due to capital constraints, the development of the site took a phased approach.

The 1984 Master Plan: On March 13, 1984, the Marin County Board of Supervisors adopted Ordinance No. 2819, approving a Master Plan for the Seminary's use of the site. The Master Plan and Ordinance No. 2819 (*Exhibit C*) require that future development substantially conform to the conceptual site plan and a set of design guidelines.

"Development and use of the subject property shall be in substantial conformance with the plan prepared by Dan Coleman and Associates titled "Master Site Plan" and identified as Exhibit "A" and the text prepared by Dan Coleman and Associates identified as Exhibit "B" on file in the Marin County Planning Department, [except as modified in the ordinance]."

The Master Plan included a Master Site Plan dated July 1982 and labeled "Exhibit A" 1984 MP/R2.¹ The Master Site Plan identifies academic buildings, student/faculty housing, other housing, and open space. The goals and objectives of the Master Plan are for the development of adequate campus facilities to accommodate the physical needs of students and faculty, and to accommodate anticipated growth in a manner that is compatible with the existing campus and the Strawberry community (*Exhibit A: Master Plan, p. 14*). The Master Plan notes that the Seminary requested RMP Master Plan zoning for the Site in order to allow for additional construction on its campus. Thus, the Master Plan included approval for new academic/administration buildings and new housing units for use by the Seminary, as well as sixty (60) additional home sites for lease or sale unrelated to the Seminary.

The Master Plan does not specifically require that the existing or future buildings be developed as "seminary-only" structures; rather, the buildings and uses are identified as "academic/administration" or "faculty/student housing" or "private home site." In this regard, the Master Plan sets forth applicable development standards that apply as zoning regulations and govern the building sites depending on the type of land use (*Exhibit A: Master Plan, p. 31*). Moreover, the Master Plan states that the development standards set forth in the Master Plan supersede those of the Development Code, Title 22, in the event of a conflict (*Exhibit A: Master Plan, p. 17*).

The Master Plan-Approved Build-Out: The RMP - 2.47 du/ac zoning as implemented through the Master Plan allows for educational and non-educational uses. Upon completion of the Proposed Project, the proposed buildings and the existing buildings will complete the list of buildings identified in Table 2 in the Master Plan.

The total number of buildings which may be constructed under the future build-out of the Master Plan consist of 10 Academic/Administration existing and proposed buildings (including the Day Care center and Maintenance Building). The Master Plan assumed a maximum student enrollment of 1,000 students, which is equivalent to the enrollment authorized in the earlier 1953 use permit and 1955 campus plan

¹ The 1984 Master Plan includes "Exhibit A", Master Site Plan. Any references to "Exhibit A" in this narrative refers to the 1984 Master Plan unless otherwise noted.

(*Exhibit A: Master Plan, p. 3*). Because the Master Plan did not include population projections or persons per household estimates, the projected residential population is undefined in the Master Plan.

Existing Uses within the Academic Campus: The Academic Campus has been occupied and operated by the Seminary for 60 years. Since the early 1980's, the Seminary has typically had an enrollment of over 800 students, with a peak enrollment of 910 students in 1987 (*Exhibit 5: Letter from Gary Groat to Planning Commission Dated April 2, 2014*).

Existing Structures within the Academic Campus: The Academic Campus presently consists of five Campus Buildings totaling approximately 118,400 square feet, and a recreational sports field (*Exhibit 6: Photographs of existing campus*). The existing facilities comprising the Academic Campus include:

- A 51,200 sf Academic Building - consisting of two floors of classrooms, gathering spaces, bookstore, and faculty offices;
- A 25,200 sf Administration Building - consisting of administrative and faculty offices, and recently renovated business office that manages several other schools located in California and the West;
- A 10,000 sf Cafeteria – two stories with a full kitchen, prep kitchen, administrative offices, and seating for 300+ students;
- A 32,000 sf Library - consisting of two levels of stacks, open study space, administrative offices, classrooms, and meeting rooms;
- Maintenance Building;
- A large recreational sport field along Seminary Drive; and
- 297 marked parking spaces and approximately 30 unmarked spaces in various locations around the Academic Campus.

Present Use of the Residential Area of the Site: The Residential Area of the Site currently includes 211 residential units consisting of apartments with studio, one, two, and three bedroom units of varying sizes, as well as two single-family four bedroom homes (the "Residential Area"). The Residential Area contains various outdoor playgrounds and a basketball court. Paved surface parking lots are adjacent to most areas of the residential housing (*Exhibit 7: Photos of existing residential units and Exhibit 8: Project Planning Development Matrix*).

Shared Use of the Academic Campus: The Seminary **currently** allows for the use of its Academic Campus by outside groups throughout the year (*Exhibit 9: Representative list of outside users of the existing Site*). Members of the community use the existing Academic Campus for the following purposes:

- The recreational sports field is used by adult and youth sports leagues from Marin County;
- The Academic Building's existing auditorium space is used for conferences and large gatherings by a variety of community groups and religious organizations;
- The Cafeteria and its fully functioning commercial kitchen are used by a local catering company;
- A pre-school serving local families from the southern Marin community occupies a portion of the Academic Building.

PROPOSED PROJECT - DESCRIPTION

Proposed Use of the Academic Campus: The proposed Academic Campus use would continue the operation of an educational institution which may or may not include a religious component. (*Exhibit 10: Summary of the School's Proposed Operational Characteristics*).

Consistent with the approved Master Plan, the Academic Campus will continue to operate with a maximum of 1,000 students. Student enrollment will be substantially similar to the previous user with a combination of on-site boarders, day students, and online education. The Project Sponsor will renovate the existing buildings within the Academic Campus, and complete the build-out of the remaining buildings that were approved in the Master Plan, totaling approximately 74,200 sf of additional buildings (*Exhibit 11: Renderings of proposed Academic Campus*).

Design of the Academic Campus: The Proposed Project retains all structures that are salvageable within the Academic Campus. New structures are designed to be both compatible with the existing uses and that which was approved in the Master Plan. A description of the new structures is as follows:

Proposed Auditorium: The focal point of the Site in the initial 1953 Use Permit and subsequently under the Master Plan is a 25,000 sf auditorium at the top of the hill, anchoring the buildings to the east. This facility was intended to serve the needs of the Academic Campus as well as other civic groups in the surrounding community. (*Exhibit A: Master Plan, Exhibit B, p. 37-38*) The Proposed Project is designed to achieve that goal (*Exhibit 12: Renderings of proposed Auditorium facility*).

While the conditions of approval in the Master Plan limit the height of the structure above existing grade to 24 feet, the natural hillside terrain allows the building to be stepped into the hillside without feeling massive. The internal raked seating configuration and the necessary volume for assembly and performance take advantage of the sloped topography yielding a graceful form that is modest and welcoming. An accessible path of travel is provided from the Academic Campus upper quad to the new Auditorium lower lobby. From Chapel Drive, an open and transparent main upper lobby and large view terrace greets visitors and creates a southern gateway to the Academic Campus. A new drop-off and parking lot for 50 cars is provided to augment the main tiered Academic Campus parking areas as outlined in the Master Plan. Mechanical equipment is concealed in basement and interior plenum spaces allowing the roof forms to remain uncluttered. Stone cladding, metal wall, roof panels, and glass curtain walls establish the primary material palette.

The 25,000 sf Auditorium will contain the following:

- Seating for 1,200 persons (800 on the main floor and 400 on the balcony);
- Dressing rooms, theater workshop space, offices, restrooms and a large lobby that could serve as a special event space; and
- The Master Plan imposed no restriction on the use of the Auditorium. The Proposed Project would limit Auditorium events to 1,200 attendees, plus production staff.

The Seminary has traditionally made available its auditorium space in the existing Academic Building to outside users and this practice will continue (*Exhibit A: Master Plan, Exhibit B, "Community Service" p. 9-10*). The proposed Auditorium will continue to be available to host a wide array of social and civic events that are beneficial to the community including but not limited to the following:

- Music programs;
 - Stage plays;
 - Shared space for local plays, shows, and exhibits;
 - Existing Marin County theatre companies who may require a venue with larger capacity;
 - Public lectures and debates of community-wide interest;
 - Weddings and social events; and
 - Events relating to all religious faiths similar to the Presidio Interfaith Chapel (See www.interfaith-presidio.org/).
- **Proposed Athletic Center:** The 17,000 sf Gymnasium/Health Center approved under the Master Plan (also referred to as the Athletic Center in the Planning Submittal) will primarily serve the recreational needs of the user of the Academic Campus. Although the Master Plan does not restrict the use of the Gymnasium, events will be limited to approximately 900 seats, the allowable seating capacity for a 17,000 sf facility. The facility will also be made available for community use outside of school hours. (*Exhibit 13: Aerial rendering of proposed Athletic Center*).

Situated on the Main Lower Playing Field adjacent to Hodges Drive, this facility will feature a large gymnasium with a primary competition basketball /volleyball court and spectator seating. Two full-size instructional basketball /volleyball courts are available when seating is retracted. A Fitness Center with outdoor workout area and support spaces that include locker rooms, team rooms, faculty offices, and restrooms are also provided. A small parking lot fronting Hodges provides the required accessible parking and loading for this hillside development. A pedestrian connection from the main tiered Academic Campus parking areas to the Athletic Center and adjacent play field will be provided. The Conditions of Approval limit the height of the structure to 40 feet. The bulk and scale of the Athletic Center is modulated to be consistent with the proposed residential development across Hodges Drive and above on Shuck Drive. Rooftop mechanical equipment is shielded from view without increasing the apparent massing. Plaster & burnished masonry walls, glass curtain wall, metal panel railings, and "green screen" establish the primary material palette and are intended to be consistent with the proposed adjacent residential developments.

This facility will also feature the following:

- Child care services;
 - Local sports tournaments including basketball and volleyball;
 - Adult recreation leagues; and
 - As a forum for community based activities related to physical activity and wellness.
- **Proposed Academic Building:** The 12,000 sf Academic Building will form an extension to the south wing of the existing Academic Building and occupy a portion of the existing parking lot off Chapel Drive. This building will add additional academic classroom spaces on two levels that will be stepped into the hillside with the east facade facing Richardson Bay. The building configuration, massing, and materials will be consistent with the existing Academic Building. The single primary gable form with deep overhangs will relate to the existing building geometry. Exposed concrete walls, steel & glass curtain walls, and terracotta tile roofs will comprise the primary material /finish palette.

- **Proposed Student Center:** The proposed 12,000 sf Student Center will be located between the existing Cafeteria and Library as approved under the Master Plan. This building will primarily serve the user of the Academic Campus. The Student Center will be the center of the student body social and dining experience. The two-story structure will be stepped into the landscape similar to the existing buildings and pushed to the Northern edge of the existing Cafeteria to define the Northeast edge of the proposed Academic Campus terrace. The main (upper) level proposes folding glazing systems that open onto adjacent outdoor seating, gathering and instructional areas. The lower level space may include a student-oriented bookstore, student government offices, meeting rooms, and restrooms.

The simple rectangular form is accented by a diagonal cut that reinforces the primary campus entrance circulation and connection to the Athletic Center down the hill. The building's transparency reduces the apparent massing while reinforcing the visual connection to the community and landscape beyond. Primary exterior materials include plaster & exposed concrete walls, glass curtain walls, and metal panel railings, and "green screen".

Compliance of the Academic Campus with the 1984 Master Plan: The Proposed Project fits within the Academic Campus contemplated and approved in the Master Plan as follows:

<u>Master Plan</u> <u>Building</u>	<u>Approved</u>	<u>Existing</u>	<u>Proposed</u>
Administration	25,200 sf	25,200 sf	25,200 sf
Academic	63,200 sf	51,200 sf	63,200 sf
Library	32,000 sf	32,000 sf	32,000 sf
Cafeteria	10,000 sf	10,000 sf	10,000 sf
Student Center	12,000 sf	N/A	12,000 sf
Auditorium	25,000 sf	N/A	25,000 sf
Gymnasium	17,000 sf	N/A	17,000 sf
Day Care Center	3,000 sf	N/A	3,000 sf
Maintenance	<u>5,200 sf</u>	<u>Demo existing</u>	<u>5,200 sf</u>
	192,600 sf	118,400 sf	192,600 sf

Sustainable Design Features of the Academic Campus: In connection with the use of the Academic Campus, the Proposed Project will:

- Preserve or expand 118,400 sf of existing academic buildings (all buildings except the Maintenance Shed);
- Construct all new buildings to meet the current Marin County standard of LEED silver certification;
- Provide opportunities to protect and restore natural ecosystems throughout the Academic Campus and associated open space;
- Encourage enhanced storm water management through the preservation of open space and "heat island" reduction;
- Optimize energy performance in the existing academic buildings by replacing the single glazed windows with double glazed units;

- Focus on water efficiency by installing flow-through planters for treating site run-off, constructing detention areas, restore/recreate open, native oak and grassland landscape and where necessary, install ornamental, low water use plantings;
- Increase indoor environmental quality through the use of sustainable materials and resources; and
- Maintain the low levels of carbon emissions by incentivizing high rates of carpooling and bus transport to and from the Academic Campus.

Proposed Use of the Residential Area: The Proposed Project will replace 198 of the 211 existing residential units and retain 13 units, as well as construct 93 new units already approved under the Master Plan. In the aggregate, the Site will be one of the least dense communities in southern Marin, at 2.47 units to the acre (*Exhibit 14: Density comparison of Southern Marin communities, and Exhibit 15: Renderings of Proposed Residential Units*).

The design of the Residential Area has blended well-designed new housing into the existing neighborhood, sensitive to and compatible with the scale and form of the surrounding area. The design utilizes high-quality architecture, site planning, and amenities to provide a stable, safe, and attractive neighborhood that address the following principles:

- The design reduces the perception of building bulk. The multi-unit buildings break up the perceived bulk and minimize the apparent height and size by upper-story step-backs terraces, and landscaping. The multi-family buildings have the appearance of gracious single-family homes. Tall, high quality windows and doors, high and vaulted ceilings are indicative of overall building quality.
- The Proposed Project retains the existing street patterns. The design incorporates transitions in height and setbacks from adjacent properties to respect adjacent development character and privacy. The new housing relates to the existing street pattern and creates a sense of neighborliness with surrounding buildings.
- The housing is designed around the natural topography as well as views of Mt. Tamalpais and the Bay.
- The design emphasizes pedestrian/pathway connections.
- Existing landforms are respected and boundary areas have been maintained to protect adjacent properties.
- The visual impact of parking and garages has been minimized by putting garages underground. The public façade of the homes are void of driveways and garage doors.
- The Proposed Project uses high quality, energy efficient building materials that are long lasting and durable.

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 B-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.

The Residential Units Will Be Offered for Long-Term Lease: In an effort to provide housing for a broader segment of the local population, including young professionals who may have the income but not the net worth to purchase a home in southern Marin, or seniors who may need to down-size but would like to stay in southern Marin, the Project Sponsor will offer an alternative that seeks to create a multi-generational, academic community - a residential community and school that are interwoven by offering potential tenants long-term leases. Residents will be able to choose from many of the interior finishes offered, and reside in this academic community for extended periods of time.

The Project Sponsor will consolidate and manage the ongoing building maintenance and landscaping activities. The Proposed Project will use an aggregated approach for servicing and maintaining its residential units, with the goal of reducing the traffic impact to the Site and the surrounding neighborhood.

Affordable Housing Plan: The Proposed Project will include an affordable housing component that is in conformance with Section 22.22.020 of the Marin County Development Code. Sixty one units (20%) will be available to very low, low, or moderate income households. Affordable units will be offered at rates in accordance with Marin County Development Code Section 22.22.080(C). The affordable units will be inclusionary and disbursed throughout the Proposed Project and will be commensurate in location, size, and exterior design with the overall housing mix in accordance with Section 22.22.080(E).

The construction of affordable housing units will be contemporaneous with the construction of the overall Project. Provisions for screening applicants and ongoing monitoring and administration will be undertaken by the Project Sponsor.

Compliance of the Residential Area with the Master Plan: The Master Plan contemplated a total of 599 bedrooms contained in dormitory, studio and 1 to 4 bedroom units. The Proposed Project contains a total of 599 bedrooms, and removes the dormitories, and reconfigures the placement of units within the Residential Area but with an equal number of anticipated bedrooms. A total of 13 renovated units will remain in place, 198 units will be replaced and updated, and another 93 units will be added to the Site.

Sustainable Design Features of the Residential Area: In connection with the development of the Residential Area, the Proposed Project will:

- Remove most surface parking and replace it underground;
- Convert existing residential vehicular streets into pedestrian friendly, limited-access streets;
- Consolidate units into clusters to allow more open space throughout the Site;
- Eliminate individually-fenced back yards, which increases overall open space and concentrates private space into partially obscured terraces and roof gardens;
- Concentrate private space into hardscape, partially obscured terraces thereby reducing the need for irrigated landscaping;
- Preserve key areas of the site including Seminary Point and the potentially sensitive rock outcropping on Shuck Knoll;

- Retain existing roads and the general circulation patterns that is already in place;
- Utilize design materials that are harmonious with the existing landscape;
- Reduce the “heat island” effect and reduced fan energy consumption by locating the parking in naturally ventilated, below grade spaces;
- Provide concealed bicycle storage for residents; and
- Maintain a cohesive design style throughout.

SCHOOL USE

School Operations:

The Academic Campus will continue operating with a maximum enrollment of 1,000 students and approximately 200 employees. Operational use of the Academic Campus will remain substantially similar to the Seminary's historical operational use. (*Exhibit 16: Historical use of the Seminary Site*)

Additional operational characteristics of the Academic Campus are as follows:

- The primary school year will be from August to June, and the primary operational hours are from 7:00 AM to 5:30 PM, Monday through Friday;
- Summer classes will occur from June through August and primary operational hours are from 7:00 AM to 5:30 PM, Monday through Friday, with use of both the academic and athletic facilities;
- After-school events, including but not limited to practices, games, plays, and other events related to school activities during both the primary school year as well as the summer months;
- Most evening events conclude by 9:00 PM, however, on occasion events conclude at 11:00 PM;
- Theatre events may include up to 1,200 attendees and support staff;
- Gymnasium events may include up to 900 attendees;
- Playing field events will continue to include up to 100 attendees per sporting event;
- Janitorial services will continue occurring from approximately 6:00 PM to 10:30 PM, Monday through Friday for indoor spaces only. Minimal outdoor lighting will be maintained for safety concerns;
- Deliveries for the Cafeteria will continue occurring between 8:30 AM and 11:00 AM Monday-Friday;
- Gardening and maintenance of playing fields will continue occurring during daytime hours; and
- UPS and USPS deliveries will continue occurring daily.

Additional operational characteristics of the Academic Campus' shared use are as follows:

- The operational use of the proposed Auditorium, including hours of operation and programming, will be substantially similar to other community theatres in Marin, offering shows and events on Fridays, Saturdays and Sundays in the evenings and afternoons;
- It is anticipated that a majority of events will commence in the evening on weekdays and afternoon and early evening on weekends, concluding by 11:00 PM; and
- Local community organizations' use of the Site's playing fields and Gymnasium will primarily occur on weekends, during summer months and after 5:00 PM on weekdays.

Noise Management: The Proposed Project will comply with Marin County Code and General Plan ordinances related to noise generating activities.

COMPLIANCE WITH PLANNED DISTRICT GENERAL STANDARDS

The Proposed Project will comply with the standards set forth in Planning Code Section 22.16.030, as discussed above and below.

Access. Path of Travel for Pedestrians and Bicycles: The Residential Area and Academic Campus will be accessible through a network of pedestrian walkways as well as sidewalks along existing streets. A lit pedestrian pathway will extend from the lower playing field through the central tiered parking lot to the proposed plaza adjacent to the existing Cafeteria. The existing pedestrian circulation patterns will be maintained and enhanced throughout the Academic Campus which includes the pedestrian bridge crossing over Herring Drive and the quad areas between the existing Academic Building, Administrative Building, and the Library. Additional pedestrian pathways will be created from the quad servicing the proposed Auditorium. Secured bicycle parking is allocated throughout the Site. (*Exhibit 17: Pedestrian/Bike Pathways. See also Planning Submittal Set, Sheet 00.A1.30 (Academic Campus) and 00.A1.40 (Residential Area) for parking quantities and locations. See Planning Submittal Set, Sheet 20.A2.10, 20.A2.14, 20.A2.18, 21.A2.01, 21.A2.02, 31.A2.01, 40.A2.10, 40.A2.13, and 50.A2.10 for bicycle parking inside proposed garages.*)

Path of Travel for Vehicles: Seminary Drive at Gilbert Drive will continue serving as the main access point to the Academic Campus. The intersection of Hodges Drive and Seminary Drive will be a secondary point of egress for the Campus and its recreational facilities. Seminary Drive and Hodges Drive will continue serving as the main access point for the Residential Area along the northerly portion of the Site. Existing circulation patterns will be maintained with some existing streets being converted to pedestrian walkways (*Planning Submittal Set, Sheet 00.L1.10 & 00.L1.20*).

Building Locations: The reconfiguration of the housing shown in the Master Plan is in part designed to cluster the residential components of the Site into the most accessible, less visually prominent and most geologically stable portions of the Site.

Facilities: The Proposed Project addressed the facilities and design features designated on the Site in the Marin Countywide Plan. The Proposed Project includes 119 units of three-bedrooms or more, all available to households with children. Numerous design elements incorporated into the Precise Development Plan contemplate the capture and use storm water. Moreover, all residential apartment appliances will be water-conserving; the numerous recreational facilities are designed for use by all age groups; bicycle paths and lanes are included in the Site design and will accommodate people with disabilities; there is bicycle parking; and facilities for composting and recycling.

Landscaping: The existing landscape includes a mix of native and non-native trees, native and non-native underbrush and primarily non-native grasses. The Monterey pines planted throughout the Site in the 1950's are nearing the end of their lifespan. The Proposed Project includes a long-term program to remove dead and declining trees and replant native and compatible species. All tree thinning within the Defensible Space Zone will conform to Fire Code standards. The general approach to landscape will be to remove exotic and invasive species and to restore an open, native oak and grassland landscape.

Plants will be arranged to ensure no continuity between shrub understory plantings and tree crowns. Tree planting will include clusters of native oaks, buckeye or compatible ornamental species spaced so that mature crowns will be well separated at maturity. Existing trees within the 30-foot zone will be pruned of all dead wood and branches within 10 feet of the buildings. Healthy Monterey pines within the 30 foot

zone will be retained and pruned as noted. Pines determined to be unsuitable for preservation will be removed. The Site's landscape will be maintained to ensure a fire-safe condition, consistent with Marin County Fire Department regulations.

Any permanent irrigation for the limited new landscape areas near walkways, building foundation, planters or other selected areas will be drip irrigated. All proposed drip irrigation systems will be maintained and remain functional. All shrub and groundcover areas will be mulched to retain soil moisture and renewed on a regular basis. Subsequent landscape improvement plans and specifications will include detailed maintenance requirements.

The design of the residential area eliminates individual yards, thus will reduce the waste of potable water through efficient technologies, conservation efforts, and design and management practices, and by better matching the source and quality of water to the user's needs. Because of the large scale of the Proposed Project and the presence of playfields, the Site is ideal for reclaimed/recycled water and reuse on site for irrigation purposes.

In addition, the Proposed Project will include a new storm drain system including vegetated and cobble swales, drainage inlets, storm drain piping, and storm water best management practices including treatment and detention.

Exterior Lighting: Due to the size and topography of the Site, the Proposed Project will not generate exterior lighting visible from off-site, but in any event will include low-wattage fixtures, directed downward and shielded to prevent adverse lighting impacts on nearby properties. *See Planning Submittal Set, Sheet 00.L2.10 Conceptual Lighting Plan Campus Development and 00.L2.20 Conceptual Lighting Plan Residential Development.*

Open Space/Recreation: The Site covers 127.3 acres. Under the Proposed Project, 96 acres, or 75% of the Site is preserved as open space. Open space includes recreational fields, plazas, pedestrian paths, and tidal land west of Seminary Drive. This is primarily accomplished by removing the existing dormitory units on Upper Dorm Hill and creating a green playing field and running track; re-organizing the residential units into more compact clusters; and eliminating most of the surface parking in the residential area by concealing it below grade. (*Exhibit 18: Open Space Analysis*)

Setbacks: In the Strawberry area, the typical setback of structures from property lines is ten feet, and a typical Strawberry property is surrounded by a solid, six-foot high fence with individual front and backyards. The Proposed Project contains no fence around its property line, no individual yards, and no fences between housing units within the Site. Surrounding neighbors will be able to take advantage of the Site's perimeter open space perimeter (*Exhibit 19: Comparison of setbacks of Proposed Project and adjacent neighbors*).

Site Preparation: Grading of the entire Site will be completed in one phase. There will be no off haul of material and all grading equipment will be delivered to the Site at one time. The grading for the Academic Campus has been designed to minimize overall impacts to the Site while meeting Project goals. Large cut or fill slopes have been avoided to the extent possible by adjusting building elevations and using walls as appropriate.

Utilities: Street lights in ridge areas will be of low density and low profile. All power and telephone lines will be underground. The Proposed Project contemplates upgraded utility mains and service laterals including water, fire hydrants, sewer, storm drain, electric, gas, telecom, etc.

SUBSTANTIAL CONFORMANCE WITH THE 1984 MASTER PLAN

Chapter 22.44 of the Development Code provides that following approval of the Master Plan, the County must find that the Precise Development Plan is in substantial compliance with the approved Master Plan. With respect to the Site, the 1984 Master Plan Implementation chapter further requires that prior to construction of the proposed Academic Campus buildings, additional planning and zoning approvals shall include development plan and grading plan approval. Prior to approval of the approved residential uses, the Master Plan requires subdivision, design review and grading plan approval. The Precise Development Plan also must be in substantial conformance with the Master Plan in accordance with Ordinance No. 2819. The Master Plan further provides that the Precise Development Plan will determine the shape of roofs, building footprints, and other elements of building size and architecture (*Exhibit A: Master Plan, p. 31*).

Chapter I., Goals and Objectives, sets forth the Master Plan goals designed to provide a campus environment which encourages a high quality learning experience and adequate campus facilities to accommodate the physical needs of the students and facility in a manner compatible with the surrounding Strawberry community (*Exhibit A: Master Plan, p. 14*). The Master Plan also identifies objectives to accomplish these goals including completion of the Campus Academic/Administration facilities and provision of new family-size Student/Faculty Housing units and single-family and condominium home sites in a manner that is compatible with the existing campus and the Strawberry community.

As demonstrated above, the Proposed Project Precise Development Plan is in substantial conformance with the Master Plan. The Precise Development Plan contemplates the same Campus and Residential land uses as the land uses approved under the Master Plan as further explained in Exhibit 8. Academic/administration buildings would comprise the Academic Campus as they do under existing and approved conditions. Residences would continue to occupy the Residential Area of the Site as they do under existing conditions, including affordable units. In this regard, the Master Plan required that 10% of the units be affordable to very low, low and moderate income households. The Precise Development Plan includes 20% of the residential units as affordable units in order to meet the requirements of the Master Plan and current County inclusionary requirements. In this way, the land use remains the same with the Proposed Project Precise Development Plan while meeting current County requirements.

Additionally, the proposed building square footage would substantially conform to the approved building square footage set forth in Table II of the Master Plan. Specifically, the shape of the roofs, building footprints, and other elements of the building size and the design/architecture shown on the Precise Development Plan site plan (*Planning Submittal Set, Sheet 00.A1.01*) resemble the roofs, building footprints, and other elements of the building size and building height shown on the Master Site Plan (*Exhibit A: Master Plan, Exhibit A*). The Proposed Project buildings would have a density of 2.47 du/ac which conforms to the RMP-2.47 du/ac zoning for the Site, as shown on the Master Site Plan. By comparison, the proposed Precise Development Plan density is substantially less dense than the residential neighborhoods surrounding the Site and located in Southern Marin as further shown in Exhibit 14. Moreover, as contemplated in the Master Plan, the proposed building sites shown on the Precise Development Plan would respect the approved setbacks with only a minor relocation of buildings in any given direction by more than 30 feet as allowed under the Master Plan. Thus, the Precise Development conforms to the approved Master Plan in terms of the building layout.

The Precise Development Plan contemplates no increase in parking spaces for the Academic Campus, which will remain at the 347 spaces approved in the Master Plan. It identifies an additional 120 parking

spaces and a 16% increase in open space in the northerly portion of the Residential Area and landscaping beyond the parking and open space shown on the Master Site Plan. The increase in the number of parking spaces is necessary to comply with current County code requirements relating to residential development.

The Master Plan, however, allows such an increase in parking and landscaping through the design review process provided that such changes will not conflict with the Master Plan. The Project Sponsor is proposing an increase in open space and landscaping with less site coverage in order to design the Site to provide greater compatibility with the residences in the Strawberry Community and provide visual and open space buffers between the existing and the proposed land uses in a manner consistent with the Master Plan (*Exhibit A: Master Plan, p. 34*).

For the reasons set forth above, the Precise Development Plan is in substantial conformance with the Master Plan.

INTERIM USES

Applicant hereby requests that the following interim uses be considered in conjunction with this PDP application as these uses are proposed to continue as part of the PDP:

- North Coast Land Holdings LLC's on-site property management offices
- Golden Gate Academy pre-school
- All Season's Catering
- Renting out residential units to non-Seminarians

October 3, 2017

Brian Crawford
Director of Community Development
County of Marin
Community Development Agency
3501 Civic Center Drive
San Rafael, CA 94903-4157

Re: Golden Gate Baptist Seminary – Extension of Master Plan
201 Seminary Drive, Mill Valley
Assessor Parcel Number 043-261-25

Dear Mr. Crawford:

North Coast Land Holdings, LLC ("NCLH"), hereby requests the County formally issue a four-year extension to the current Golden Gate Baptist Theological Seminary (the "Seminary Property") 1984 Master Plan (the "Master Plan"). Enclosed is a check for \$1,455.00, which includes a \$1,440.00 planning fee and \$15.00 technology fee. We understand that this request may be made by letter and that granting this extension is a ministerial act.

While this extension request may not be necessary given that NCLH's rights under the Master Plan have vested, NCLH submits this request in the spirit of cooperation and transparency. 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.

Thank you for your prompt attention to this request. If you have any questions or want additional information, please contact me.

Sincerely,



Bruce W. Jones

cc: Tom Lai, Assistant Director Community Development
Andres Orphanopoulos, North Coast Land Holdings LLC

Plng - Pcb



BOARD OF SUPERVISORS OF THE COUNTY OF MARIN

ORDINANCE NO. 2818

2818

AN ORDINANCE OF THE COUNTY OF MARIN, STATE OF CALIFORNIA,
RECLASSIFYING ASSESSOR'S PARCELS 43-261-20, 22 AND 43-262-03, 05
FROM RMP-2.1 TO RMP-2.47

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY
ORDAIN AS FOLLOWS:

SECTION I: Marin County Code Title 22 (Zoning) is hereby amended to reclassify
Assessor's Parcels 43-261-20, 22 and 43-262-03, 05 from RMP-2.1 (Residential, Multiple
Planned District, 2.1 units per acre) to RMP-2.47 (Residential, Multiple Planned District,
2.47 units per acre). To allow the development of a total of 364 housing units on the
approximately 148 acre Golden Gate Baptist Theological Seminary property.

SECTION II: This Ordinance shall be and is hereby declared to be in full force and
effect as of thirty (30) days from and after the date of its passage and shall be published
once before the expiration of fifteen (15) days after its passage, with the names of the
Supervisors voting for and against the same in the Mill Valley Record, a
newspaper of general circulation published in the County of Marin.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County
of Marin, State of California, on the 13th day of March 1984,
by the following vote to-wit:

AYES: Supervisors: Bob Stockwell, Harold Brown, Bob Roumiguere, Al Aramburu

NOES: Supervisors: -

ABSENT: Supervisors: Gary Giacomini

CHAIRMAN OF THE BOARD OF SUPERVISORS
COUNTY OF MARIN

ATTEST:

Van Gillespie
Clerk of the Board

old Ord

43-261-03,05	BFC-RMP 2.1	2316
43-261-20,22	RMP 2.1	2760
		2238

RMP REZONING - GOLDEN GATE BAPTIST THEOLOGICAL SEMINARY -
STRAWBERRY AREA

RMP 2.47
2818

BOARD OF SUPERVISORS OF THE COUNTY OF MARIN

ORDINANCE NO. 2819

9419

AN ORDINANCE OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, APPROVING
AN RMP MASTER PLAN OF ASSESSOR'S PARCELS 43-261-20, 22;
43-262-03, 05 LOCATED IN THE STRAWBERRY AREA

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY
ORDAIN AS FOLLOWS:

SECTION I: The Golden Gate Baptist Theological Seminary Master Plan on
Assessor's Parcels 43-261-20, 22; 43-262-03, 05 is hereby approved, subject to the
following conditions:

1. Development and use of the subject property shall be in substantial conformance with the plan prepared by Dan Coleman and Associates titled "Master Site Plan" and identified as Exhibit "A" and the text prepared by Dan Coleman and Associates identified as Exhibit "B" on file in the Marin County Planning Department, except as modified herein.
2. In order to comply with Marin County Code Chapter 22.97 (Provision for Low and Moderate Income Housing) the applicant shall provide four inclusionary housing units affordable to moderate income households and one lot for the development of an inclusionary housing unit or an in-lieu payment as provided for by Marin County Code Section 22.97.150. This requirement is based upon the following calculation: 36 market rate condominiums X 10% = 3.6 units - rounded up to 4 units; and 24 market rate lots X 5% = 1.2 lots - rounded down to 1 lot.
3. With the exception of the single-family residential lots, all property on the bay side of Seminary Drive owned by the Seminary shall be included in a permanent open space and public access easement. The Seminary is encouraged to consider dedication of this area to an appropriate public agency or private conservation organization.
4. The area of the four proposed "zero lot line" units along Storer Drive shall be used for two single-family detached homes so that the total new residential development on this cul-de-sac street is six homesites.
5. The area of the four proposed single-family lots on the bay side of Seminary Drive shall be utilized for three single-family homesites in order to provide maximum flexibility in designing and siting the future homes to save existing vegetation and minimize visual intrusion on Seminary Drive, Brickyard Park and the shoreline public access area.
6. The three proposed homesites eliminated in Conditions 4 and 5 above shall be transferred to three single-family detached homesites located on the downhill side of Willis Drive. The precise location of the building envelopes, setbacks, and lot lines for these units shall be designed to minimize visual impact, insure privacy between units, and preserve existing vegetation.

7. Prior to approval of Development Plans for any portion of the project, the following information shall be submitted for that portion of the site included in the development plan.

- a. Final grading plans showing existing and proposed grades, the extent of cut and fill and the slope angle of all banks.
- b. A proposed site plan for individual sites with the precise building locations, parking spaces, public areas, vehicle and pedestrian circulation, including access to adjoining streets. The number of parking space for each facility shall be delineated and the proposed number of parking spaces will be evaluated individually at the time of Development Plan Review.

Since it is contemplated that some home sites may be sold at a future date, Development Plan applications for areas in which sites may be sold, shall include plans indicating which sites and roads will be located outside of the Seminary boundary. It is anticipated that roads serving the home sites which are to be sold, will be required to be improved to standards as outlined in the Marin County Code and ultimately to be dedicated and accepted by the County as public streets.

- c. A plan showing how utilities are to be placed to serve the various facilities. The utilities serving the non-Seminary housing units must be public facilities located within appropriate easements or within the public right-of-ways. It is expected that these utilities will be constructed to meet standards of the appropriate utility company and will be accepted by that utility company.
 - d. A complete landscape and irrigation plan designed to provide privacy between proposed and existing structures. All landscaping material chosen shall be of a size and heartiness to insure that the desired landscaping effects occur within the shortest time possible. In all cases, landscaping plans must be incorporated into the overall site design pattern. Development plan approval shall be conditioned to insure that such landscaping plans are installed as early as possible as part of the required site improvements.
 - e. At the development plan stage, consideration should be given to establishing a tree trimming program to preserve views from existing residences.
8. Prior to issuance of building permits for any structure or approval of a tentative subdivision map, all elements of the soils report regarding slide repair and foundation design for the site in question shall be addressed through engineer plans for the subject structure or subdivision.
9. In addition to the standards contained on page 17 of Exhibit "B", the following design guidelines shall apply to the proposed Student Center and, where appropriate, shall be incorporated into the Development Plan application for that portion of the project.
- a. The Student Center should relate in design to the Cafeteria and should also be consistent with the architectural character of the classroom buildings. The buildings should not relate in design to the Library.
 - b. To the extent possible, the Student Center Building and associated landscaping should be utilized to partially screen the north facing blank wall of the existing library.

10. In addition to the standards for the Classroom Building contained on pages 17 and 18 of Exhibit "B", the landscaping for this building should be designed to screen the structure from off-site view points to the south and southeast.
11. Since the site is a visually prominent focal point for all of Strawberry and southern Marin, the Chapel/Auditorium building shall be designed so as to have architectural significance. However, no such portion of the chapel structure shall exceed 24 feet above existing grade. The chapel shall have a tapered appearance and avoid any solid mass-like appearance. The design shall take into account the view from existing residences on Milland Drive. This may entail the use of story poles or any other necessary devices to indicate visual impact. The applicant may submit a design indicating a greater height provided that the views from existing homes are protected.
12. In addition to the standards contained on page 19 of Exhibit "B", the following designs guidelines shall apply to the proposed Gymnasium/Health Center and, where appropriate, shall be incorporated into the Development Plan application for that portion of the project.
 - a. The location of the Gymnasium/Health Center shall be reversed with the adjacent proposed tennis courts. The rear wall of the building shall be located adjacent to the northern hillside thereby reducing its mass as viewed from on-site and off-site locations.
 - b. The walls of the gym should be broken-up (off-set) to reduce its apparent bulk and windows may be used to break up the potentially blank facade. A substantial overhang could be designed into the roof in order to reduce the perception of height and create shadows on the wall which will further visually reduce the perceived bulk.
 - c. A major pedestrian connection shall be developed from the Gymnasium/Health Center facility to the main central campus parking area.
 - d. The view of the Gymnasium/Health Center and tennis courts from Seminary Drive shall be minimized through the use of earth berms and landscaping.
13. The Development Plan for the Gymnasium/Health Center portion of the Master Plan area shall include a statement as to the intended use of the gymnasium, such as: open to Seminary use only, open to non-Seminary users, available for sports tournaments, etc. Based upon this statement, additional parking may be required in the vicinity of the gym or an area may be required to be reserved for future parking requirements. If required, this parking shall be located along the Hodges Drive frontage of the facility, shall not intrude into the meadow area, and shall be screened from the Seminary Drive area.
14. In addition to the standards contained on page 21 of Exhibit "B", the following design guidelines shall apply to the proposed Central Campus Student/Faculty Housing and where appropriate should be incorporated into the Development Plan application for that portion of the project.
 - a. The Student Housing should be of a similar scale and density as the existing housing.

- b. The three larger rectangular buildings proposed for the south end of upper dormitory hill should be off-set similar to other proposed buildings on the hill, to avoid the boxy look of existing units in Village I.
15. In addition to the standards contained on page 22 of Exhibit "B", the following design guidelines shall apply to the Student/Faculty Housing on the Shuck Drive Knoll and where appropriate shall be incorporated into the Development Plan application for that portion of the project.
- a. The building should be designed with varying roof pitches and eaves in order to make the units more visually compatible with the roof lines on the single-family homes on Ricardo Road.
 - b. The buildings should be one story and be designed to appear single-family detached in character and the height of the downhill wall below the unit should be minimized.
 - c. The landscape plan for this portion of the project should be designed to visually screen and reduce the perceived height of the rear elevations as seen from adjacent properties.
 - d. The building colors should be primarily earthtones in order to visually blend the buildings into the hillside.
16. In addition to the standards contained on pages 22-24 of Exhibit "B" the following design guidelines shall apply to the detached single-family homesites and, where appropriate, shall be incorporated into the Development Plan application for that portion of the project.
- a. The single-family detached homes on Storer Drive should be sited as close to the road as possible in order to minimize grading, the height of homes and potential intrusion on the privacy of adjacent residential properties.
 - b. Landscaping shall be used to assure maximum privacy between units.
 - c. Given the long length and curvature of the proposed Storer Road cul-de-sac, a sign should be installed at Chapel Drive to indicate that this is not a through road.
 - d. Because the three single-family home sites located south of Seminary Drive will not be as highly visible as the Chapel Drive homes, fencing may be permitted in this area. The driveway for the lot closest to the intersection of Seminary/Great Circle Drives should be restricted to the west end of the lot, to avoid what could appear as a fourth leg of the intersection. The building envelope on the homesite closest to Strawberry Point should be selected to maintain generally open view corridors from both Great Circle Drive and East Strawberry Drive, looking west.
 - e. The maximum height of the six single-family detached homes along Chapel Drive shall be 25 feet above the natural grade and the maximum height of the other 16 homes shall be 30 feet and not the 36 feet included in Exhibit "B".

- f. Existing healthy and well-established live oak and cypress trees in the area of the three homesites on Seminary Drive should be saved. The Development Plan/Tentative Map application for this portion of the project shall clearly show the location of significant trees and the extent of proposed grading.
 - g. In order to minimize the intrusion on the natural appearance of the visible south facing slope below Chapel Drive, rear yards and associated downhill landscaping should be minimized and all landscape screening should be located as close to the building perimeter as possible. These homes should not have rear or side yard fences.
 - h. In developing specific building envelopes of the Development Plan/Tentative Map stage, the trade-offs between the proposed or reduced front yard setbacks (which would reduce visual impact and likewise the availability of driveways for off-street parking) shall be taken into consideration.
 - i. The Development Plan/Tentative Subdivision Map for the single-family lots shall include building envelopes and/or easements which clearly establish the location of homes, swimming pools, fences and decks; and a method maintaining landscaped common areas outside the building envelopes.
17. In addition to the standards contained on page 25 of Exhibit "B" the following design guidelines shall apply to the condominium units and, where appropriate, shall be incorporated into the Development Plan application for that portion of the project.
- a. The buildings shall be small scale in character and have pitched roofs of varying height and direction of pitch.
 - b. The second and third floors of the buildings should be stepped back creating the visual image of smaller floors on each succeeding upper floor. Upper floors should be provided with balconies and roof decks which provide an opportunity for landscaping on upper floors and visual variety to the exterior of the building.
 - c. Tall expanses of walls or windows should be avoided.
 - d. The overall height of each building should be varied. However, the maximum height of any building shall not exceed 30 feet as specified in Marin County Code, Section 22.47.024.
 - e. An earthen berm and appropriate landscaping shall be utilized along the Seminary Drive frontage to minimize the visibility of the condominiums and the swimming pool fence.
 - f. The existing vegetation to be removed on the west side of the proposed access road should be retained if possible, or be replaced with similar native type vegetation.
 - g. This Master Plan approval for a maximum of 36 units is based upon the premise that the units will be an average of 1500 square feet. If at the Development Plan stage the proposed units are larger, the number of units shall be reduced proportionately.

- h. The alternative of locating the condominium units adjacent to or set into the hillside at the rear of the bowl shall be explored at the Development Plan stage. The advantages/disadvantages of the alternative shall be considered in relation to increased setbacks and reduced visibility from Seminary Drive, increased costs, as well as other considerations.
 - i. All grounds, recreation areas and public areas shall be landscaped and maintained by a Homeowners Association.
 - j. The view impact on Seminary Drive and the existing homes on Great Circle Drive shall be considered in the design of these units.
18. Unless the off-site traffic improvements specified in the amended Strawberry Community Plan are first designed and installed by the developer of the Strawberry Spit project, the County shall hold public hearings to develop a cost sharing formula for the specified improvements prior to issuance of a building permit and/or recording of a final subdivision map for any of the facilities included in this Master Plan. These improvements include the following:
- a. The widening and reconstruction of Redwood Highway Frontage Road from De Silva Drive to the end of the existing 3-lane section north of Seminary Drive.
 - b. The reconstruction of the intersection of the Seminary Drive interchange ramps and Redwood Highway Frontage Road including the installation of a traffic signal.
 - c. The installation of a sidewalk on East Strawberry Drive from Great Circle Drive to Strawberry Point School.

All of the above traffic mitigation improvements included in the cost sharing formula shall be completed or bonded for prior to issuance of any building permit or approval of any final subdivision map and shall be completed prior to release of an occupancy permit for any of the structures.

19. With the approval of this Master Plan, the previously approved 1959 Campus Plan Use Permit shall become null and void and of no further effect or benefit.
20. Separate water, gas, and electric lines and individual meters shall be installed for the 24 single-family homesites and the 36 condominiums.
21. All new electric, telephone, and cable T.V. lines shall be installed underground.
22. Water conservation measures including the following shall be incorporated into the project.
- a. Water pressure shall not exceed 50 P.S.I. at the highest fixture unit in each structure.
 - b. Water conserving fixtures shall be used wherever possible.
 - c. Drought tolerant landscaping and efficient irrigation systems shall be used.

SECTION II: This Ordinance shall be and is hereby declared to be in full force and effect as of thirty (30) days from and after the date of its passage and shall be published once before the expiration of fifteen (15) days after its passage, with the names of the Supervisors voting for and against the same in the Mill Valley Record, a newspaper of general circulation published in the County of Marin.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin, State of California, on the 13th day of March 1984, by the following vote to-wit:

AYES: Supervisors: Bob Stockwell, Harold Brown, Bob Roumiguere, Al Aramburu

NOES: Supervisors: -

ABSENT: Supervisors: Gary Giacomini



CHAIRMAN OF THE BOARD OF SUPERVISORS
COUNTY OF MARIN

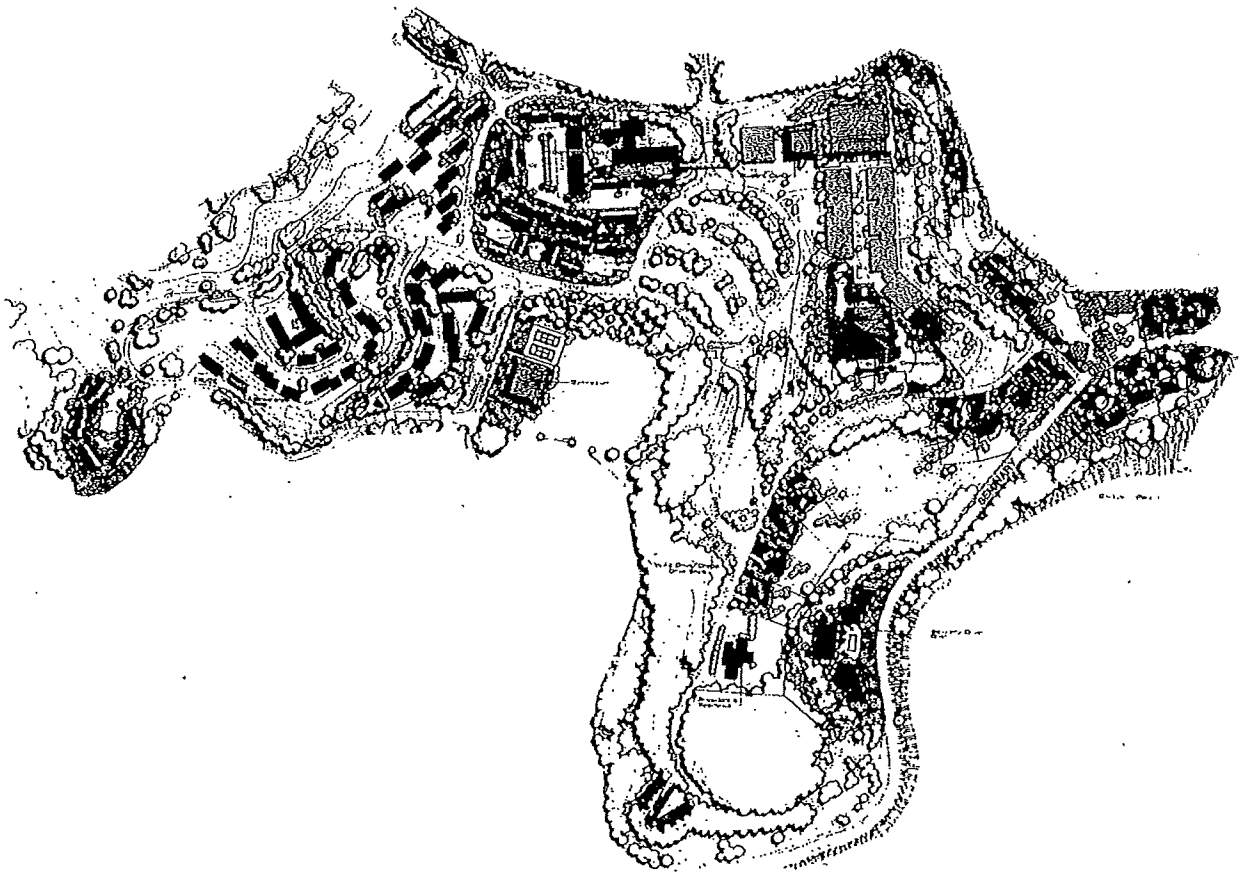
ATTEST:



Vah Gillespie
Clerk of the Board

RMP-MASTER PLAN - GOLDEN GATE BAPTIST THEOLOGICAL SEMINARY -
STRAWBERRY AREA

MASTER PLAN
GOLDEN GATE BAPTIST THEOLOGICAL SEMINARY



MASTER PLAN
"EXHIBIT B"
1984 MP/RZ

PC ATTACHMENT # 7



Dan Coleman Associates

MASTER PLAN

GOLDEN GATE BAPTIST THEOLOGICAL SEMINARY
Strawberry Point
Mill Valley, CA 94941

Submitted to
the
Marin County Comprehensive Planning Department

September 1982

COLEMAN CONSORTIUM
(Planners and Engineers)

SANSOM ASSOCIATES
(Landscape Architect)

BIANCHI & HOSKINS
(Legal Counsel)

LYNN SEDWAY ASSOCIATES
(Urban Economist)

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SUMMARY

The Golden Gate Baptist Theological Seminary is requesting RMP Master Plan zoning approval to permit additional construction on the Strawberry campus. The Master Plan proposes new Academic/Administration Buildings and new Housing Units for use by Seminarians, as well as 60 Homesites which may be leased or sold to non-Seminarians. The Master Site Plan is Figure 4, page 16.

ACADEMIC/ADMINISTRATION BUILDINGS

The Master Plan proposes six (6) Academic/Administration Buildings which are:

Classroom Building

Chapel/Auditorium

Student Center

Gymnasium/Health Center

Day Care Center

Maintenance Building

All these buildings, except the Maintenance Building, were also proposed in the original 1955 campus plan, and sites were created for the buildings concurrently with the first campus grading.

STUDENT/FACULTY HOUSING

The Master Plan proposes a total of ninety-three (93) additional units of Student/Faculty Housing. With the conversion of sixty (60) dormi-

SUMMARY

tory rooms to forty-nine (49) studio apartments, seventy (70) new units (net) will be constructed at the center of the campus on Dorm Hill. Six (6) new units will be built west of Reed Boulevard near the Alto-Richardson Bay Fire Station. Four (4) new units will be built northeast of the intersection of Shuck Drive and Hudson Lane. Fourteen (14) new units will be built at the west end of the campus, on a knoll which adjoins Shuck Drive and overlooks the Strawberry Shores project.

The total of currently proposed and existing units represents a reduction of two hundred ten (210) units from the total in the original 1955 campus plan.

PRIVATE HOMESITES

The Master Plan proposes sixty (60) private Homesites which if not used by the Seminary, would be leased or sold to non-Seminarians to generate funds needed for the contemplated new Student/Vaculty housing. Twenty-four (24) single-family lots, including four (4) zero-lot-line properties, will be located at the perimeter of the campus, east of Reed Boulevard, southeast of Storer Drive, south of Chapel Drive, and on Seminary Drive near Great Circle Drive. A site for thirty-six (36) condominium units is located south of the President's residence, in a topographic "Bowl" which adjoins Seminary Drive.

BACKGROUND

SEMINARY FORMATION

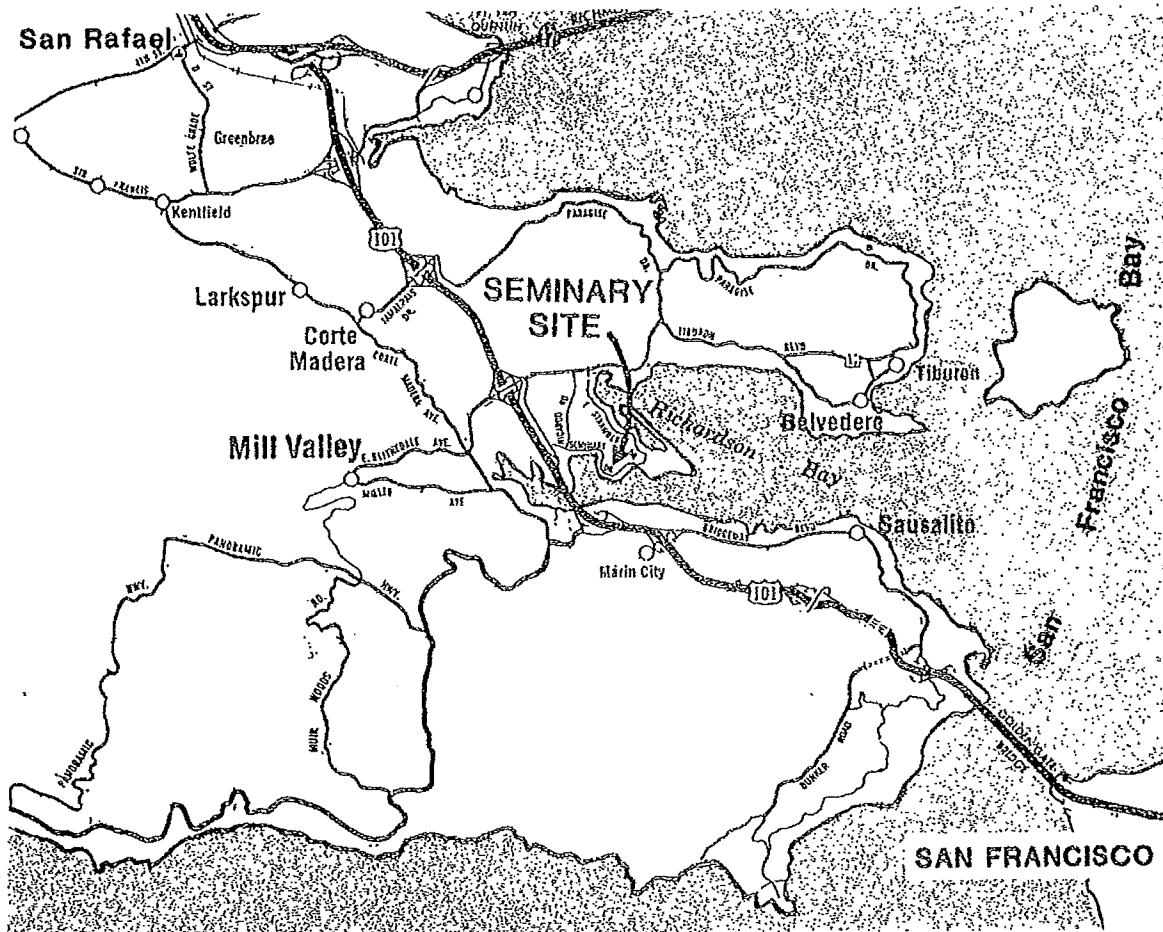
Golden Gate Baptist Theological Seminary was organized on March 31, 1944, under the sponsorship of the Golden Gate Baptist Church, Oakland, California, and the First Southern Baptist Church, San Francisco. Classes were conducted in the Oakland facilities of the Golden Gate Baptist Church.

The California Baptist Convention assumed responsibility for the operation of the Seminary in 1945, and fifteen months later began purchasing facilities in Berkeley, California.

In 1951, the Southern Baptist Convention accepted operational responsibility for the rapidly growing school, and a search was begun for a new location which could accommodate the anticipated Seminary growth. While this search was in progress, planning for a new campus was begun by John Carl Warnecke and Associates of San Francisco.

STRAWBERRY POINT SITE

The search for a new location resulted in selection of an underdeveloped and relatively barren site on Strawberry Point in Marin County (Figure 1). The property was purchased in September, 1953, and in 1955, a Campus Plan was completed.



LOCATION MAP



1953 SITE PHOTOGRAPH

FIGURE 1

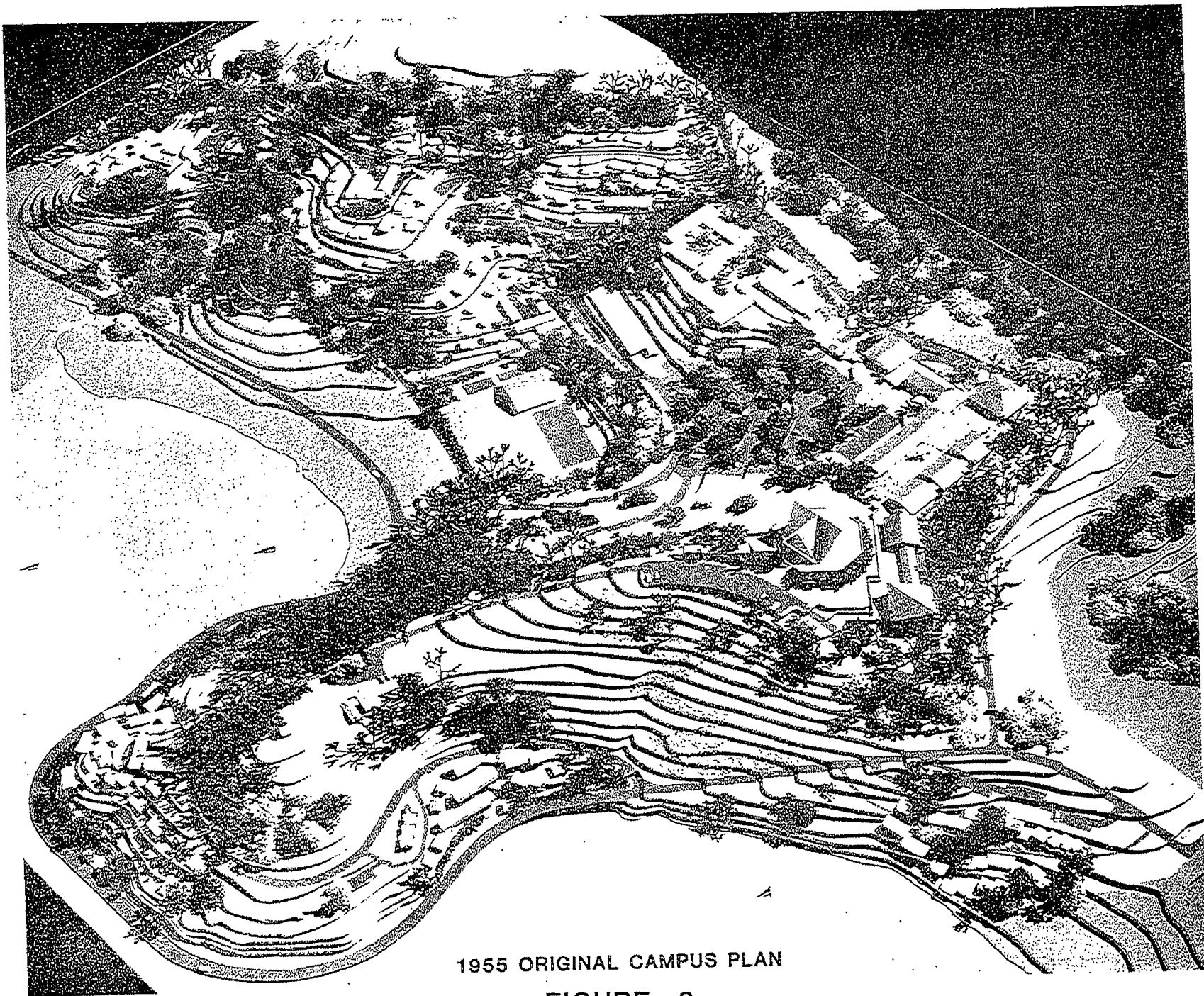
BACKGROUND

1955 CAMPUS PLAN

The 1955 campus plan showed a Seminary which could accommodate five hundred (500) students initially, and one thousand (1,000) students after expansions (the planned expansions for a one thousand (1,000) student campus have not been implemented). Academic buildings were proposed at the Site's central high ground, and "villages" of student and faculty housing were located at the Site's perimeter. A model of the 1955 campus plan is depicted in Figure 2. (The model does not include the then proposed additional faculty housing units at the east side of the campus adjacent to Storers Drive and Seminary Drive.)

A goal of the 1955 plan was to use to the best possible advantage, the Site's rolling terrain, off-site views and extensive open spaces. The pursuit of this goal included designing the structures to conform to the terrain, utilizing traditional California appearances with modern structures, and making the most of the beauty of the surroundings. Maximization of open space by clustering the Academic/Administration buildings and housing areas was an early decision which has been observed throughout campus construction. Lawrence Halprin, Landscape Architect, was retained early in the planning process to incorporate well-designed landscaping into all areas of the site.

The 1955 campus plan proposed twelve campus buildings and five hundred fourteen (514) housing units in dormitories, student apartments and faculty/staff units (Table 1, column 1).



1955 ORIGINAL CAMPUS PLAN

FIGURE 2

TABLE 1

Campus Construction History

<u>TYPE UNIT</u>	<u>1 Planned 1955</u>	<u>2 Constructed to 1/1/82</u>
DORMITORIES		
Dormitory Rooms	160	60
STUDENT APARTMENTS		
Studio	32	24
One-Bedroom	122	46
Two-Bedroom	165	54
Three-Bedroom	<u>0</u>	<u>8</u>
	319	132
FACULTY/STAFF		
Studio	1	1
One-Bedroom	6	4
Two-Bedroom	3	1
Three-Bedroom	<u>25</u>	<u>13</u>
	35	19
	<u>==</u>	<u>==</u>
	514	211
<u>CAMPUS BUILDINGS</u>		
Academic Classroom	5	4
Administration	1	1
Library	1	1
Chapel/Auditorium	1	0
Cafeteria	1	1
Student Center	1	0
Gymnasium/Health Center	1	0
Day Care Center	1	0
Maintenance	<u>0</u>	<u>1</u>
TOTAL	12	8

CAMPUS CONSTRUCTION HISTORY

After receiving County approvals, construction was begun during the summer of 1955, and the campus was occupied on July 1, 1959. The first classes utilized the facilities in the Fall, and the official opening was celebrated at the convocation on September 1, 1959.

The limited availability of capital funds and the number of enrolled students dictated a phased approach to construction of the 500-student campus. The first phase of construction provided a total of twenty-eight (28) buildings. Academic and administration buildings, a cafeteria, a men's dormitory with thirty (30) rooms, a women's dormitory with thirty (30) rooms, and eighty-six (86) student apartments were built. Included in the initial construction was the grading for all future roads and academic building sites.

When the campus was first occupied, it was necessary to provide for all the functions of the school in these first buildings. The flexibility which has been designed into the buildings made the adaption possible. The second floor of one of the academic buildings became a temporary auditorium, and two large classrooms in the south end of the academic complex became a child care center. Professors' offices were provided on the first floor of the academic buildings, as were a book store, a post office, and space for other student center activities. The library was located in the south wing of the administrative complex and the basement area of the cafeteria provided maintenance shop and storage facilities.

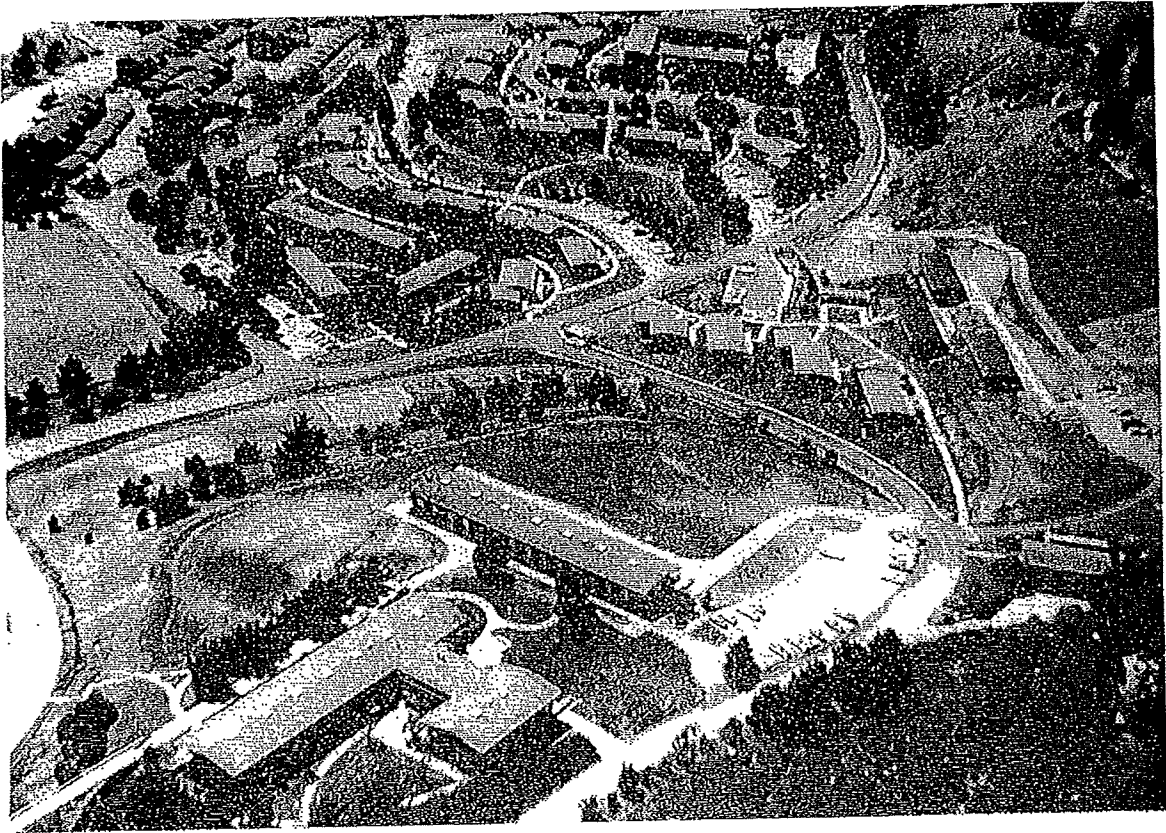
BACKGROUND

Since 1959, additional phases of construction have added a maintenance building, a library building, forty-six (46) student apartments and eleven (11) faculty/staff houses and apartments (Table 1, column 2). All of the post-1959 construction, other than the maintenance building which was not included in the original plan, has been sited according to the original campus plan, and the campus today reflects the design character which was conceived nearly thirty years ago. (Figure 3).

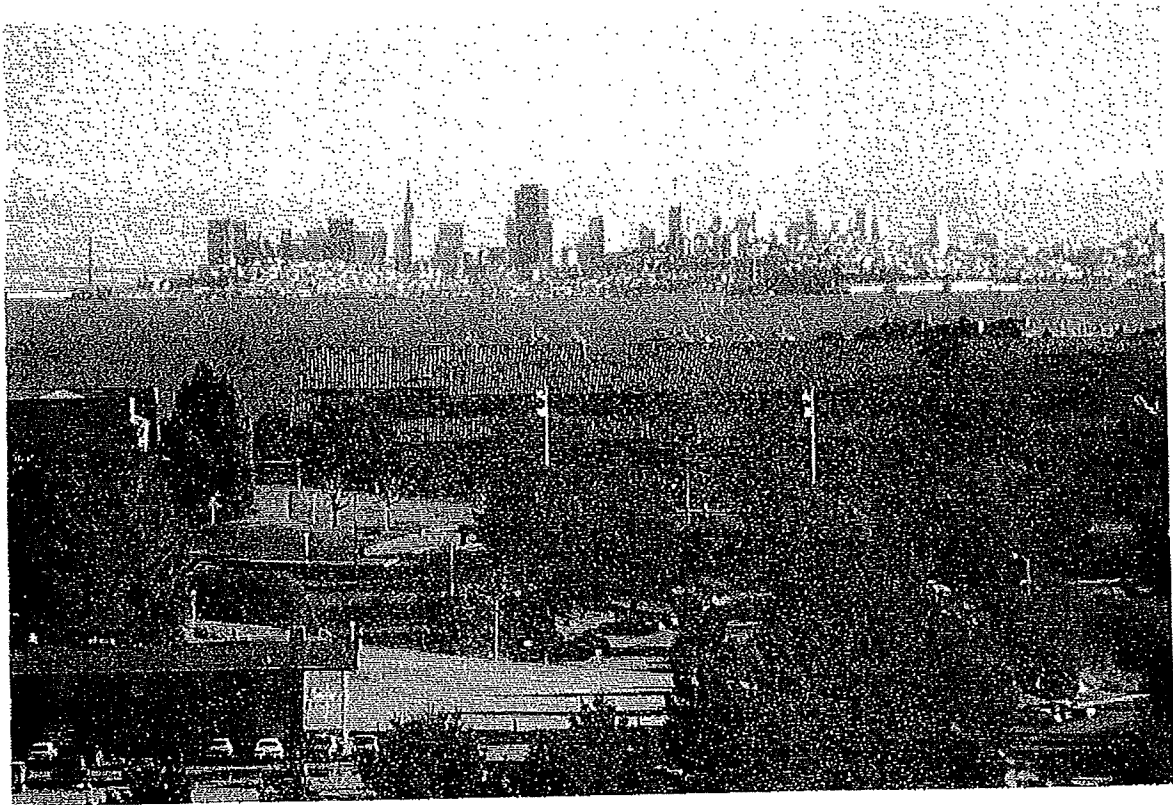
LEGAL RIGHTS IN 1955 CAMPUS PLAN

Legal counsel for the Seminary have advised that, in their opinion, earlier approvals of the original plan remain binding, and that the Seminary has acquired a vested right to complete the project in accordance with such approvals. The reason given by legal counsel for this conclusion is that parts of the approved original plan have been carried out over the years in reliance on the approvals, and it is therefore not now possible, from a legal standpoint, to revoke the approval.

Nevertheless, it is the strong preference of the Seminary to work with the County and the community in reaching a mutually acceptable plan at this time, rather than relying solely on existing legal rights.



DORM HILL



ACADEMIC/ADMINISTRATION BUILDINGS

FIGURE 3

BACKGROUND

COMMUNITY SERVICE

For many years the Seminary has pursued a policy of making facilities and activities available to the community on a time- and space- available basis. Community use of the campus has included the following:

Athletic Field: Many community groups and individuals have used the athletic field for soccer, softball, football, jogging and general exercise.

The field is used both by the residents of adjacent condominiums and by community organizations.

Jogging Paths: The campus streets, which carry relatively low amounts of traffic and which have off-pavement shoulders, are used for jogging by residents of the Strawberry community. Although the campus entry gates are periodically closed to vehicular traffic, the gates do not restrict access by joggers. To additionally support community athletic activities, Seminary students and faculty have participated with the Strawberry Recreation District in raising funds for and organizing a neighborhood par course.

Auditorium: The campus auditorium, which is currently housed in a classroom building, has been made available for use by various community groups, such as the Strawberry School; which uses it for parents' programs.

The auditorium is also used for music programs, stage plays, and lectures. The two major campus musical productions occur at

BACKGROUND

Christmas and Easter. These programs, as well as guest artist recitals, are open to and advertised for community attendance. Public lectures are given twice annually by Dr. Kenneth Akins, Professor of Old Testament and Archeology, who, in addition to his faculty teaching duties, is a staff member for the Tel El Hesi archaeological dig in Israel.

Cafeteria: The cafeteria is used as a polling place and has been made available to community groups such as Rotary for meetings and catered meals.

Library: The campus library has been used by various individuals for research and general use.

Employment: To help provide income for students, the Seminary facilitates employment of students within the community. Students who live on-campus furnish low-cost and dependable janitorial, house cleaning, baby sitting, handyman, yard maintenance and other services to individuals and businesses.

The Seminary intends to continue these and other similar types of community service programs in the future.

IMPETUS FOR THE NEW MASTER PLAN

In the years since the campus was first occupied, the number of students and their housing needs have changed from that originally envisioned. These changes, together with the current high cost of housing and changing County planning regulations, have provided the impetus for preparation of the new Master Plan.

BACKGROUND

The growth patterns experienced during the late 1950's would have required the campus to accommodate one thousand (1,000) students by 1969. However, growth did not continue in a direct upward pattern, but instead produced a generally upward but cyclical pattern, with a pronounced increase during the past five years. Although the long-term rate of growth has been less than that initially projected, the recent short-term rate has been high, and the current enrollment exceeds the capacity of existing campus housing. The limitations of existing housing and facilities are severely undermining the Seminary's ability to carry out the purpose for which it was established.

In recent years, the housing needs of students have changed from those of almost three decades ago, when many students were unmarried and could be housed in small units. Today, most students are married and need family-size housing. The 1955 plan, which would have housed two-thirds of the student population in dormitory rooms, studios or one-bedroom apartments, is therefore out-of-date.

In addition to the need for family-size units, a significant number of today's students require or prefer off-campus housing. Some students need proximity of housing to employment, ministries, church groups, or children's schools. Other students simply prefer to live in the community instead of on the campus. Some off-campus housing is currently provided through the efforts of nearby churches and church members, but the need cannot be met by this means alone.

BACKGROUND

During 1982, the demand for new student housing reached a critical level, and at the same time, a denominational grant became available. The grant made it possible to acquire the 32-unit Marin Garden Apartment complex and thereby meet the most immediate housing need. However, such grants are not commonly available and will not provide funding for all the needed student housing.

The current record-high interest rates and construction costs would require far greater capital funds than are presently available for the needed on-campus housing. For off-campus housing, the interest and construction cost restraints are compounded by the abnormally high Marin County and Bay Area property values and rental costs. These nationwide and local economic factors, which limit housing opportunities for the general population, are especially burdensome for Seminarists, who generally cannot afford the rents necessary to amortize a loan under today's market. Thus, the Seminary has been forced to search for new sources of housing funds.

A major Seminary asset is its land, and the new Master Plan proposes a limited use of this asset as a means of funding the needed new Student/Faculty Housing. The Master Plan proposes that portions of the Seminary property may be leased or sold for use as private homesites. Long-term lease is preferable to outright sale, because leasing would generate income while preserving the Seminary's ownership. ✓

BACKGROUND

In summary, the Seminary is unable to continue to fulfill its purpose with the present academic and housing facilities. For more than twenty (20) years the Seminary has operated with key activities in temporary facilities, and permanent facilities need to be constructed as soon as possible. New housing units and larger sizes of units are urgently needed. The high cost of housing and the current limited availability of Seminary housing funds put the needed units out of reach. Given the value of Seminary land, a portion of this potential asset must be considered as a source of funds.

I. GOALS AND OBJECTIVES

GOALS

1. Provide a campus environment which encourages a high-quality learning experience.
2. Provide adequate campus facilities to accomodate the physical needs of the Students and Faculty.
3. Provide future campus construction to accomodate anticipated growth.
4. Continue to develop a campus which is compatible the surrounding Strawberry community.

To accomplish these goals the Master Plan establishes the following objectives:

OBJECTIVES

1. Complete the campus Academic/Administration facilities.
2. Provide new family-size Student/Faculty Housing units.
3. Allocate campus perimeter lands to sites for single-family and condominium Homesites.
4. Establish design and development standards for all new construction to insure compatibility of new construction with the existing campus and the Strawberry community.

II OVERVIEW OF STRUCTURES AND PARKING

Table 2

	Square Feet, Seats, Units			Parking Spaces Required		Parking Spaces Provided		
	Proposed	Existing	Ultimate	Rate	Amount	Proposed	Existing	Ultimate
Academic/Administration								
Administration	0	25,200	25,200					
Classrooms	12,000	51,200	63,200					
Cafeteria	0	10,000	10,000					
Library	0	32,000	32,000					
Student Center	12,000	0	12,000	1/4 seats	300.0			
Chapel/Auditorium	1,200 seats	0	1,200 seats					
Gym/Health Center	17,000	0	17,000					
Day Care Center	3,000	0	3,000					
Maintenance Bldg.	3,000	2,200	5,200					
Subtotal				Not Specified		50	297	347+
								housing unit spaces
Student/Faculty Housing								
Dormitory Conversion	49 studio	60 rooms	49 studio	1	49.0			
Dormitory Expansion	6 studio		0	1	6.0			
Dorm Hill Apartments	74 3-bdrm	0	74 3-bdrm	2	148.0			
Subtotal					203.0	112	91	203
Reed/Storer/Shuck		7 2-bdrm	7 2-bdrm	1.5	10.5			
	10 3-bdrm	8 3-bdrm	18 3-bdrm	2	36.0			
Subtotal					46.5	27	25	52
Hodges/Shuck Drives	0	24 studio	24 studio	1	24.0			
	0	26 1-bdrm	26 1-bdrm	1.2	31.2			
	0	47 2-bdrm	47 2-bdrm	1.5	70.5	0		
Subtotal					125.7	0	138	138
Shuck Drive Knoll	14 3-bdrm		14 3-bdrm	2	28.0	32		32
Chapel Drive	0	24 1-bdrm	24 1-bdrm	1.2	28.8	0	34	34
Storer/Seminary Drives	0	11 3-bdrm	11 3-bdrm	2	22.0	0	29	29
President, Superintendent	0	2 4-bdrm	2 4-bdrm	2	4.0	0	16	16
Private Homesites			24					
Single-Family	24		24	2	48.0	96	0	96
Condominiums	36 3-bdrm	0	36 3-bdrm	2.2	79.2	90	0	90

ACADEMIC BUILDINGS 22.0 acres

EXISTING
PROPOSED

STUDENT/FACULTY HOUSING Existing units Additional units 52.5 acres

STUDENT/FACULTY 199*
STUDENT/FACULTY 93

OTHER HOUSING 19.0 acres

SINGLE FAMILY 0 24
CONDOMINIUMS 0 36
FACULTY 12 0

HOUSING TOTALS 211 153

* INCLUDES 60 DORMITORY ROOMS TO BE CONVERTED TO
49 STUDIO UNITS AND 11 NEW CONSTRUCTION UNITS

OPEN SPACE

RECREATION AND RETREAT AREAS 27.69 acres

OPEN SPACE 5.0 acres

WATER AREAS (TIDELOTS) 22.5 acres

TOTAL 148.69 acres

- EXISTING PINE TREES
- EXISTING OAK, ACACIA, EUCALYPTUS, AND BAY TREES
- PROPOSED CONIFERS (PREDOMINANTLY PINE TREES)
- PROPOSED LARGE BROADLEAF TREES
- PROPOSED ACCENT TREES PROVIDING SEASONAL COLOR
- PROPOSED LARGE EVERGREEN SHRUB MASSES
- PROPOSED GROUNDCOVER AND SHRUBS
- LANDSCAPING ADJACENT TO SINGLE FAMILY HOMES BY RESIDENTS
- INDICATES VIEWPOINTS FOR 'VIEW STUDIES'

FIGURE 4
MASTER SITE PLAN
GOLDEN GATE BAPTIST THEOLOGICAL SEMINARY
MARIN COUNTY, CALIFORNIA
COLEMAN CONSORTIUM
JULY 1982

III. DEVELOPMENT STANDARDS

The following development standards will apply as zoning regulations for the Golden Gate Baptist Theological Seminary. In the event of a conflict between these Standards and the provisions of Marin County Zoning Code Title 22, these Standards shall supersede those of Title 22.

A. STUDENT CENTER

1. Location: Between the Cafeteria and Library (Figure 4).
2. Floor Area: 12,000 square feet maximum.
3. Use: Student-oriented services such as bookstore, post office, student government offices, meeting rooms, recreational spaces and restrooms.
4. Height: 36 feet maximum.
5. Landscaping: Ground cover, shrubs and trees to be planted at the perimeter of the building (Figure 4). Landscaping shall be designed to complement the plant materials existing at the adjacent buildings. The northeast side of the building which faces Storer Drive shall be planted with conifer and broadleaf trees in order to soften the potential view of the structure seen from adjacent residences.

B. CLASSROOM BUILDING

1. Location: Southern end of the line of the four existing classroom buildings (Figure 4).

2. Floor Area: 12,000 square feet maximum.
3. Use: Classroom and related academic activities.
4. Height: 36 feet maximum.
5. Architectural Standards: The floor plan, height, roof design and facade design should be similar to that of the existing classroom buildings.
6. Landscaping: In addition to ground cover and shrub planting at the perimeter of the building, conifer trees should be planted downslope of the eastern and southern sides (Figure 4) in order to help screen off-site views of the building.

C. CHAPEL/AUDITORIUM

1. Location: Southeast of the existing classroom and administrative buildings (Figure 4).
2. Floor Area: 25,000 square feet maximum.
3. Use: Chapel and Auditorium, including: maximum seating for 800 on the main floor level, plus seating for 400 at a balcony level; a partial floor, below the main floor, may contain conference rooms, dressing rooms, offices and restrooms.
4. Height: 50 feet maximum from main floor level to top of roof.

5. Architectural Standards: The building shall be set into the site with the lower floor located approximately 12 feet below the existing 185 feet-high point elevation. The structure should be designed to create an attractive off-site appearance consistent with visual prominence of the site.
6. Landscaping: In addition to planting of ground cover and shrubs at the perimeter of the building, conifer, broadleaf and accent trees should be planted downslope of the north-west and southeast sides of the structure (Figure 4) in order to screen off-site views as seen from Richardson Drive and Strawberry Point residences. The landscaping should be designed to create a visual transition between the structure and the surrounding landform which would slope away from it.

D. GYMNASIUM/HEALTH CENTER

1. Location: Athletic field adjacent to Hodges Drive (Figure 4).
2. Floor Area: 17,000 square feet maximum.
3. Use: Active recreation and health services.
4. Height: 40 feet maximum.
5. Landscaping: Perimeter planting of ground cover, shrubs and conifer trees (Figure 4).

E. DAY CARE CENTER

1. Location: Northwest corner of Shuck Drive/Oliver Lane (Figure 4).
2. Floor Area: 3,000 square feet maximum.
3. Use: Child care.
4. Height: 20 feet maximum.
5. Landscaping: Ground cover, shrubs and trees shall be planted at the building perimeter (Figure 4).

F. MAINTENANCE BUILDING

1. Location: South of the existing maintenance building (Figure 4).
2. Floor Area: 3,000 square feet maximum.
3. Use: Maintenance and storage of equipment and facilities.
4. Height: 20 feet maximum.
5. Landscaping: Ground cover, shrubs and trees at the building perimeter (Figure 4).

G. CENTRAL CAMPUS STUDENT/FACULTY HOUSING

1. Location, Number of Units and Height:

<u>Location (Figure 4)</u>	<u>Maximum No. Of Units</u>	<u>Maximum No. Of Floors</u>
a. Dormitory conversion	60	2
	49	2
b. Dormitory expansion	6	2
c. Upper Dorm Hill	48	2
	6	1
d. Lower Dorm Hill	20	1
e. Northeast of Storer Drive/ Reed Blvd.	6	1
f. Northeast of Shuck Drive/ Oliver Lane	4	2

2. Use: Student and Faculty housing.

3. Architectural Standards: Buildings should be sited at the locations and with the setbacks shown on the Master Site Plan (Figure 4).

4. Landscaping: Ground cover, shrubs and trees shall be planted at the exterior perimeter of the buildings and parking areas. Conifer trees should be planted at the perimeter of Dorm Hill area with broadleaf and accent trees planted at the interior where they will be sheltered from wind by the buildings and perimeter conifers (Figure 4).

H. SHUCK DRIVE KNOLL STUDENT/FACULTY HOUSING

1. Location: Knoll east of Shuck Drive loop (Figure 4).
2. Number of Units: 14 maximum.
3. Use: Student and Faculty Housing.
4. Height: One story. The maximum distance between grade and floor level shall be 10 feet.
5. Architectural Standards: Buildings shall be sited on the slopes with parking and circulation at the top of the knoll. The minimum setback between buildings should be 20 feet where the walls of adjacent buildings are parallel and an average setback of 20 feet where adjacent walls are not parallel.
6. Landscaping: For the downslope side of the units which overlook Ricardo Road and the Strawberry Shores Condominiums, new conifer trees should be planted (Figure 4) to provide some screening of the off-site view of the structures. Ground cover and low and medium height shrubs should be planted at the perimeter of buildings.

I. SINGLE-FAMILY HOMESITES

1. General Standards: The following standards shall apply to all single-family detached and single-family zero-lot-line sites:

MASTER PLAN
DEVELOPMENT STANDARDS

- a. Height: 36 feet maximum above grade. The maximum distance between grade and building floor shall be 10 feet.
- b. Setbacks:
 - (1) Front yard: 20 feet minimum from edge of pavement for homes located on Reed Boulevard and Storer Drive, 25 feet minimum from street right-of-way for homes fronting on Seminary Drive or Chapel Drive.
 - (2) Side Yard: 10 feet minimum, except that zero-foot setbacks may be permitted at one sideyard of the four southernmost sites adjoining Storer Drive.
 - (3) Rear Yard: 30 feet minimum.
 - (4) Parking: 2 spaces per dwelling in a garage; plus 2 spaces in a driveway or other location outside street travel lanes.
 - (5) Existing Tree Preservation: Existing trees should be preserved except where removal is necessary to permit construction of residences to permit off-site view of the horizon from the residence.
 - (6) New Landscaping Screening: For residences adjacent to Reed Boulevard and Storer Drive,

- new trees or other materials shall be planted at the rear property lines to screen the new residences from the existing adjacent East Strawberry Drive residences. For the residences fronting on the south side of Chapel Drive, landscaping shall be provided to help screen the off-site view of the new residences. As indicated in Figure 4, this landscaping should be designed to provide "fingers" of plant material which screen views of the residences as seen from the southwest, while allowing views of the horizon from the residences over and between the fingers of plant material.
- (7) Street Trees: New stree planting shall be provided the Seminary Drive frontage as indicated on Figure 4.

2. Location and Number of Single-Family Units (Figure 4)
- a. Reed Boulevard: 2 single-family detached.
 - b. Storer Drive: 4 single-family detached,
4 single-family zero-lot-line ~~two~~
 - c. North of Seminary Drive at Great Circle Drive: 2
single-family detached.
 - d. South of Seminary Drive at Great Circle Drive: 4
single-family detached.
 - e. Chapel Drive: 8 single-family detached.

J. CONDOMINIUM HOMESITES

1. Location: Seminary Drive Bowl (Figure 4).
2. Use: 36 condominium residential units.
3. Height: Maximum of three stories above grade.
4. Setbacks: From Seminary Drive, 25 feet minimum.
5. Parking: 2 spaces per unit plus 1/2 space per unit guest parking.
6. Site Planning and Architecture: Units shall be grouped into separate buildings. Floor plans shall be varied among buildings. The existing slope adjacent to Seminary Drive shall be maintained with a top elevation at least 10 feet higher than street elevation. Grading for building and parking areas shall be minimized except for that necessary for correction of soils conditions. Parking areas shall be located below buildings or behind buildings or otherwise screened from off-site viewing.
7. Landscaping: The slope adjacent to Seminary Drive shall be planted with shrubs which will reach heights of 8 feet, to help screen the view of the structures as seen from the street. At the ends of buildings, trees shall be planted to soften the view of structures as seen from Strawberry Point homes, while permitting off-site views from the condominium units to the south and southeast horizon.

K. SOILS CORRECTION

In accordance with the siting indicated on Figure 4, all structures shall be sited outside the areas of earth flows, slumps and colluvial soils, as those areas have been identified on a Site Geotechnical Map, dated March 3, 1982, prepared by Donald Herzog & Associates, Inc., Consulting Geotechnical Engineers. Wherever such an area is upslope or downslope of an existing or proposed building, corrective measures recommended by a Soils Engineer shall be undertaken for the protection of the structure. In addition to Seminary structures, buildings on neighboring properties shall be protected by implementing corrective measures recommended by a Soils Engineer.

Within the Seminary Drive Bowl condominium site, the corrective soils work recommended by Donald Herzog & Associates, Inc. includes repair of three areas of earthflow which are adjacent to the building sites. The recommended repair includes excavation of keyways into rock, installation of subdrains and reconstruction of the slope using engineered fill. At areas other than the condominium site, the recommended repairs may result in the installation of drains and/or soils repair.

L. CIRCULATION

1. Street Pattern: The existing street pattern shall be used, and the unimproved portions of Storer Drive and Shuck Drive shall be paved. A cul de sac shall be provided in Storer Drive as shown in Figure 4, to separate the Private Homesite traffic from the campus service traffic.
2. Pavement Width: Shuck Drive, 25 feet; Storer Drive, 27 feet; Chapel Drive, 20 feet, except that an additional parking lane, 7 feet wide, shall be added wherever Chapel Drive adjoins a Single-Family Homesite.
3. Street Ownership: All streets shall remain in Seminary ownership unless the streets are offered and accepted for dedication at the time of subdivision. The Private Homesites shall be granted access easements over those portions of Reed Boulevard, Storer Drive, Chapel Drive, Willis Drive and Gilbert Drive which remain in Seminary ownership and which must be travelled to reach the Homesites.
4. Street Maintenance: The lessors or purchasers of Private Homesites shall be required to participate in the cost of maintaining the streets over which they have been granted easements.

5. Gilbert Drive Campus Entry: The existing traffic gates at the intersection of Gilbert Drive and Seminary Drive shall be replaced by new traffic gates constructed on Gilbert Drive adjacent to the main campus parking lot (Figure 4). The northern end of Willis Drive shall be realigned to intersect Gilbert Drive west of the new gates and thereby allow the occupants of the Chapel Drive homesites unobstructed access to and from Seminary Drive, via Willis and Gilbert Drives.
6. Storer Drive/Chapel Drive Entry: Storer Drive, between Chapel Drive and Seminary Drive, shall be relocated approximately 25 feet westerly of the existing alignment. The relocation will permit creation of a landscaped setback between Storer and the existing Platt Court Faculty housing units. The new setback, together with landscaping of the opposite side of Storer Drive, will create an attractive entryway. The existing gates at the intersection of Chapel Drive and Storer Drive shall be removed.
7. Reed Boulevard Entry: The existing campus gates on Reed Boulevard shall be relocated to permit free access to the two Reed Boulevard Homesites.

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M. PHASING

The anticipated construction phasing for the Seminary Buildings and the Private Homesites is shown in Table 3. Actual construction times may vary from that indicated in Table 3, but will not occur later than January 1, 2010.

TABLE 3
ANTICIPATED PHASING

	EXISTING		NEW				Total
	1982	By 1985	By 1990	By 2000	By 2010		
Campus Housing							
Dorm Rooms	60			-60*		0	
Student Apts.	102	18		49*	86	285	
Faculty Staff	19					19	
	<u>211</u>					<u>304</u>	
Campus Buildings							
Classroom	4			1		5	
Administration	1					1	
Library	1					1	
Chapel/Auditorium	0		1			1	
Cafeteria	1					1	
Student Center	0		1			1	
Gym/Health Center	0			1		1	
Day Care Center	0			1		1	
Maintenance	<u>1</u>	1				<u>2</u>	
	8					14	
Private Housing							
Single-Family	0		24			24	
Condominiums	<u>0</u>		36			<u>36</u>	
	0					60	

*The existing 60 dormitory rooms will be converted into 49 studio rooms.

N. IMPLEMENTATION

1. Subsequent Approvals

Prior to construction of the proposed buildings, additional planning and zoning approvals shall be required. The approvals shall take the form of the following:

a. Campus Academic/Administration and Student Faculty Housing

- Development Plan approval.
- Grading Plan approval as required by County Ordinance.

b. Private Homesites

- Subdivision approval.
- Design Review approval.
- Grading Plan approval as required by County Ordinance.

2. Master Plan Expiration

If the Master Plan is not vested by the filing of a subsequent application such as a Development Plan, subdivision or Design Review application, the Master Plan shall expire two years from the date of approval by Ordinance, or three years from said date if a one-year extension is granted by the Planning Director for reasonable cause.

If a 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.

3. Master Site Plan Interpretation

- a. Building Shapes: The roof plans and building footprints depicted on the Master Site Plan (Figure 4) are illustrative representations of the general size and possible appearance of the structures, and shall not be interpreted as being binding upon either the property owner or the County. The shape of roofs, building footprints, and other elements of building size and architecture, shall be determined by future precise design, which shall conform to the text of these Development Standards and conform to any limitations imposed by the County as a part of a required future approval.
- b. Building Sites: The building sites which are depicted by roof plans on the Master Site Plan shall be interpreted as being binding upon both the property owner and the County, except that minor relocation of buildings of up to 30 feet in any direction shall be permitted, and relocations of more than 30 feet proposed by the property owner may be permitted by the County, if the relocation does not conflict with the

MASTER PLAN
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provisions of these Development Standards, the Strawberry Community Plan and any other applicable County policy or ordinance.

- c. Additional Parking and Landscaping: Additional Seminary parking spaces and landscaping not shown on the Master Site Plan may be permitted through the County's process of Design Review when the Planning Director determines that such changes will not conflict with the provisions of the Master Plan.

COMPARISON TO 1955 CAMPUS PLAN

AREAS TO BE DEVELOPED

The areas proposed for new development by the current Master Plan are the same as those proposed in the original 1955 campus plan, except at three (3) locations: 1) the slope between Richardson Drive and Shuck Drive is now proposed to be vacant instead of the 1955 proposal for development with student housing; 2) the slope northeast of Chapel Drive, between Chapel Drive and Seminary Drive, is also now proposed to be vacant instead of being developed with student housing, and, 3) the south side of the Chapel Drive ridge is now proposed for partial development with single-family homes instead of the 1955 proposal for vacant land.

ACADEMIC/ADMINISTRATION

The number of Academic/Administration building sites and their uses are essentially unchanged by the current Master Plan. Plans for a Student Center, a Classroom Building, a Chapel/Auditorium and a Gymnasium remain the same as proposed in 1955. The location of a Day Care Center has been changed from Dorm Hill to the northeast corner of Shuck Drive and Oliver Lane. The currently proposed 8,000 square foot Maintenance Building is the only Academic/Administration Building which was not proposed in 1955.

STUDENT HOUSING LAND USE

The currently proposed Student Housing sites were proposed for student housing in 1955. The ninety-three (93) additional units proposed, together with the two hundred eleven (211) existing units represents a reduction of two hundred ten (210) units from the 1955 proposal for a total of five hundred fourteen (514) units.

PRIVATE HOMESITE LAND USE

Other than the eight (8) homesites proposed adjacent to the Chapel Drive ridge, the Single-Family and Condominium Homesites do not represent a change in land use, because their locations were proposed for Student Housing in the 1955 campus plan. It is anticipated that the appearance of the proposed private homes and condominiums will be more compatible with neighboring residences than would be the previously proposed student housing units. Compared to student housing, the private Homesites will result in fewer units, less ground coverage, large open areas and greater compatibility with residences in the Strawberry Community.

COMPATIBILITY WITH
STRAWBERRY COMMUNITY PLAN AMENDMENTS

The Master Plan has been designed to be compatible with the Strawberry Community Plan Amendments. The Seminary participated in the public hearings held for the Community Plan, and the Master Plan has been modified before and after Community Plan adoption, in order to improve the consistency of the two Plans.

The density of the Master Plan is virtually identical to density specified in the Community Plan: the Community Plan specifies ninety (90) to one hundred (100) student units and ninety-three (93) additional units are proposed by the Master Plan; twenty-four (24) single-family detached homes are specified and twenty-four (24) homes, including four (4) zero-lot-line homes are proposed; thirty-six (36) attached units are specified and the same number is proposed; provision of additional educational facilities, subject to Master Plan approval, is both specified in the Amendments and is proposed by the Master Plan.

In addition to compatibility with basic density standards, the Master Plan incorporates areas of open land and landscaping standards specified by the Community Plan. Open areas are proposed for the Chapel Drive/Seminary Drive slope, for the Chapel Drive forested knoll, for the area adjacent to Brickyard Park and the shoreline. The landscaping and landscape screening standards incorporated into the Master Plan exceed the standards stated in the Community Plan.

ANALYSIS - COMMUNITY
PLAN COMPATIBILITY

The Community Plan contains guidelines which specify land uses for eight (8) areas of the Seminary. Table 4 summarizes the uses described in the guidelines and compares them with the corresponding land uses proposed by the Master Plan.

TABLE 4
COMPARISON OF STRAWBERRY COMMUNITY PLAN
AMENDMENTS AND MASTER PLAN

<u>Area Number and Location</u>	<u>Community Plan Amendments Proposed Use</u>	<u>Master Plan Proposed Use</u>
1. Storer Dr.	a. approx. 6 single-family detached (S.F.D.), or b. approx. 8 S.F.D. and 10-15 attached units	4 S.F.D. plus 4 single-family zero-lot-line plus open space.
2. Platt Court	a. Existing faculty units, or b. approx. 8 S.F.D.	Existing faculty units
3. Seminary/Gt. Circle	2 S.F.D.	2 S.F.D.
4. Seminary/Brickyard Pk.	approx. 3-4 S.F.D.	4 S.F.D.
5. Chapel Dr./Seminary Dr. Slope	a. approx. 10 S.F.D., or b. S.F.D. plus attached units	8 S.F.D. plus 36 condominiums
6. Chapel Dr. Hilltop	a. Undeveloped, or b. "Benched" and screened Seminary structures	Benched and screened Chapel/Auditorium
7. Reed Blvd.	2 S.F.D.	2 S.F.D.
8. Slope north of Chapel Dr. and Willis Drive	a. maximum of 36 condominiums, or b. maximum of 10 S.F.D.	Vacant

ANALYSIS - COMMUNITY PLAN COMPATIBILITY

As is apparent from Table 4, the Master Plan proposes for each area of the Seminary a land use which is equivalent to or less intense than one of the alternative land uses specified in the guidelines of the Community Plan.

In several instances, the language of the Community Plan guidelines indicates preferences among the alternative land uses. The guidelines imply that retention of the Platt Court faculty units is preferred over the alternative of three (3) single-family dwellings, and the Master Plan proposes retention of the faculty units. The guidelines also indicate a preference for those alternatives which leave the Chapel/Auditorium hilltop site undeveloped, and locate condominium units on the northeast slope of Chapel Drive and Willis Drive. For the Chapel/Auditorium and condominiums; the Master Plan follows, instead, the guideline alternatives which would use the hilltop site for the Chapel/Auditorium and locate the condominiums at the Seminary Drive Bowl site. The following paragraphs summarize an analysis which led to the selection of the proposed Chapel/Auditorium and condominiums sites.

CHAPEL/AUDITORIUM SITE

The construction of a Chapel/Auditorium at the hilltop adjacent to Chapel Drive is essential to completion of the Seminary. The 1955 campus plan proposed the hilltop site as an integral part of the academic complex. Together with the existing buildings, the hilltop site reflects the essence of the Seminary experience by locating the worship activities of the

Chapel/Auditorium and research activities of the library as "anchors" to a core of classroom buildings. The original design concept would be destroyed and the Seminary experience would be compromised by not building the Chapel/Auditorium at the hilltop site.

In addition to altering the concept of the Seminary, a potential relocation of the Chapel/Auditorium to another area of the campus would create construction difficulties and would be exceedingly inconvenient in terms of horizontal and vertical walking distances for students.

The Master Plan, therefore, proposes to follow the secondary guideline of "benching" and landscaping the site. The lower partial floor of the Chapel/Auditorium will be located approximately 12 feet lower than the existing high point of the site, and evergreen trees will be planted at the perimeter of the building to create a visual transition with the surrounding land form. A fifty (50) foot height limit will be observed for the building. These measures, together with the future design review approval process, will insure that the appearance of the Chapel/Auditorium will be compatible with the visual prominence of the site and its surroundings.

CONDOMINIUM SITE

The Community Plan guidelines list three (3) sites at which condominium units could be an alternative use; the south end of Storer Drive, the northeast slope of Willis and Chapel Drives, and the Seminary Drive

ANALYSIS - COMMUNITY PLAN COMPATIBILITY

Bowl. Analysis of the attributes and constraints of each site led to the conclusion that the Seminary Bowl site is best-suited to condominium construction.

The constraints of the site near the south end of Storer Drive are its small size, steep slopes, and comparatively marginal off-site views which are partially blocked by trees on neighboring properties. The site is approximately two hundred thirty (230) feet wide by two hundred (200) feet deep, and has slopes of nearly 3:1. Using conventional construction techniques, and a height limit of three (3) stories, the maximum attainable density would be from ten (10) to fifteen (15) units, as indicated in the Amendments. The slope of the site makes it difficult to create flat useable outdoor recreation facilities, and ten (10) to fifteen (15) units provide a small economic base for construction of and maintenance of substantial recreational facilities. If ten (10) to fifteen (15) units were built on this site, another condominium site would have to be developed elsewhere to provide the thirty-six (36) unit total which is not only the Seminary's objective, but also the number deemed by the Community Plan to be within the allowable density. If two (2) separate condominium projects are developed in order to provide a total of thirty-six (36) units, the economic difficulties associated with construction of common recreation facilities are compounded.

ANALYSIS - COMMUNITY PLAN COMPATIBILITY

The potential site on the slope north of Willis Drive has constraints of its steep slopes, heavy tree growth and poor soils at its western end, and northwest views which are less desirable than the bayward views of the other sites. Where street access is available from Willis Drive, the slope of the site is approximately 2:1. The steep slopes would require either significant grading with high retaining walls or large deck structures for parking, driveway and flat outdoor recreation areas. To take advantage of the potential off-site views, some of the existing trees would have to be removed. To use the western end of the site, which adjoins Chapel Drive, soils repair would be required and probably involve removal of many mature trees.

The Seminary Drive Bowl site has the attributes of relatively flat topography, a size large enough for thirty-six (36) units, superior views, a location which is isolated from existing single-family homes, and direct access to a Seminary Drive. The site's constraint is its visibility from a few Strawberry Point homes. The attributes of the Seminary Drive Bowl site greatly exceed those of the other two sites. The flat base of the site allows design of a simple and cohesive grouping of units, all of which can have easy access to useable common outdoor recreation facilities. The off-site views of Richardson Bay and San Francisco are clearly more desirable than those of the other two (2) sites. The site is

more than one-quarter mile from the nearest off-site single-family residence, and therefore does not constitute an intrusion into the existing neighborhood. Parking areas can be constructed at or below grade, without significant walls or deck structures. The site's location on Seminary Drive does not require occupants to travel campus streets, and thereby helps to minimize the intrusion of traffic into the campus.

MITIGATION OF CONDOMINIUM CONSTRUCTION IN THE SEMINARY
DRIVE BOWL SITE

The site's constraint of being visible from some existing Strawberry residences can be mitigated through proper site planning, architectural design and landscaping. Proper design will result in smaller-scale structures which are compatible with the appearance of the existing relatively large Strawberry Point single-family homes. The Master Plan establishes the basic parameters for such mitigation. Future County approval processes, including Design Review, will add further requirements and will expand the mitigation measures. The Master Site Plan and the Development Standards incorporate the following mitigation:

1. Separate Buildings: By designing units into separate buildings, the apparent structural bulk is minimized.

ANALYSIS - COMMUNITY
PLAN COMPATIBILITY

2. Varied Floor Plans: The use of differing but compatible floor plans for each building will avoid repetition and uniformity among structures.
3. Varied Setbacks: Differing setbacks for the structures will avoid the creation of a "wall" effect and add interest and three-dimensionality to the appearance of the structures.
4. Maximized Setbacks: By maximizing the distance between the structures and the street, their visibility to motorists on the adjacent portion of the street will be minimized.
5. Height Limit: By maintaining a three (3) story height limit above grade, the structures will be compatible with the height of many structures in the neighborhood. (The structure siting depicted in the Master Site Plan would result in two (2) outlying three-story buildings with the first floor at grade, and a central located three-story building having a below-grade parking area).
6. Street-front Slope: The topography of the site relative to Seminary Drive, permits creation of a ten (10) feet or higher landscaped slope which would rise from street level to the floor level of the buildings. Such a slope would be at eye level for motorists using the adjacent portion of Seminary Drive and would thereby reduce the visibility of the condominiums.

7. Landscaping: Landscaping of the street-front slope with shrub masses would vary its appearance and, due to height of the shrubs, further screen the street-front view seen by motorists. Planting of trees at the ends of out-lying buildings, and planting of shrubs in the common open areas will mitigate the distant view of the structures.
8. Screening of Parking Areas: By locating parking areas at the back side of buildings or below grade, and by provision of landscaping, automobiles will be screened from the view of existing Strawberry Point residences.

There are three areas of old earthflows and colluvial soils on the slope adjoining the base of the site. Mitigation measures for these soils conditions are specified in the Geotechnical Reconnaissance, prepared by Donald Herzong & Associates, Inc., Consulting Soils and Foundation Engineers. The mitigation measures include actions such as repair of slide areas and installation of subdrains. The Development Standards of the Master Plan incorporate the recommendations of the Geotechnical Reconnaissance, thereby insuring full compliance. It is anticipated that repair of the three areas will include excavation of the earthflow material, installation of subdrains and reconstruction of the slope with engineered fill. Wherever such reconstruction is performed, the slope will be replaced with natural appearing contours and vegetation.

ANALYSIS

VISUAL ANALYSIS

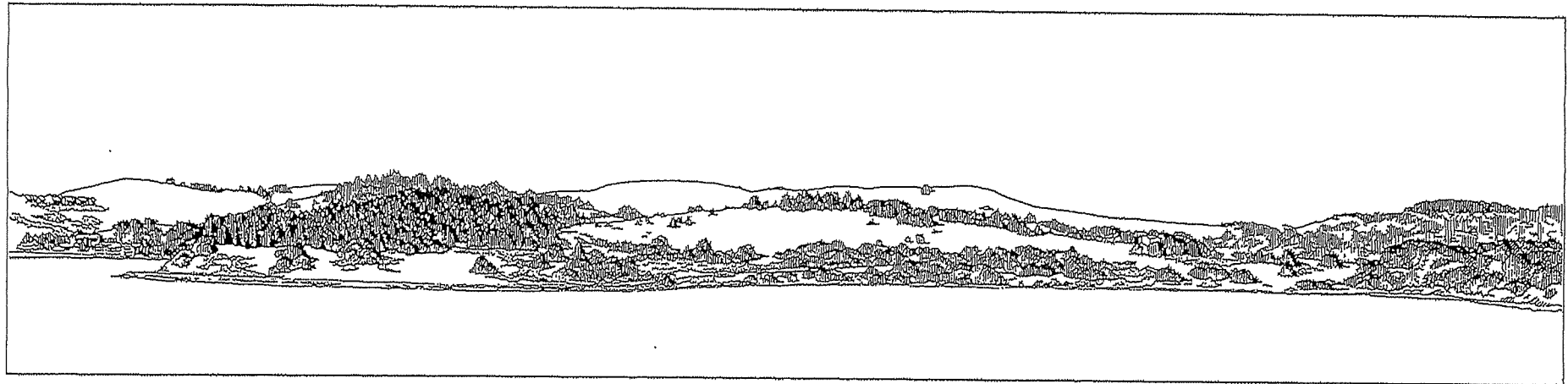
Preparation of the Master Plan has been based in part upon a visual analysis of the Seminary as seen from surrounding areas. The analysis is reflected in the Master Plan's proposal for the location, height and landscaping of structures.

View studies (Figures 5 and 6) have been prepared to depict the proposed structures as they would appear within the existing visual setting.

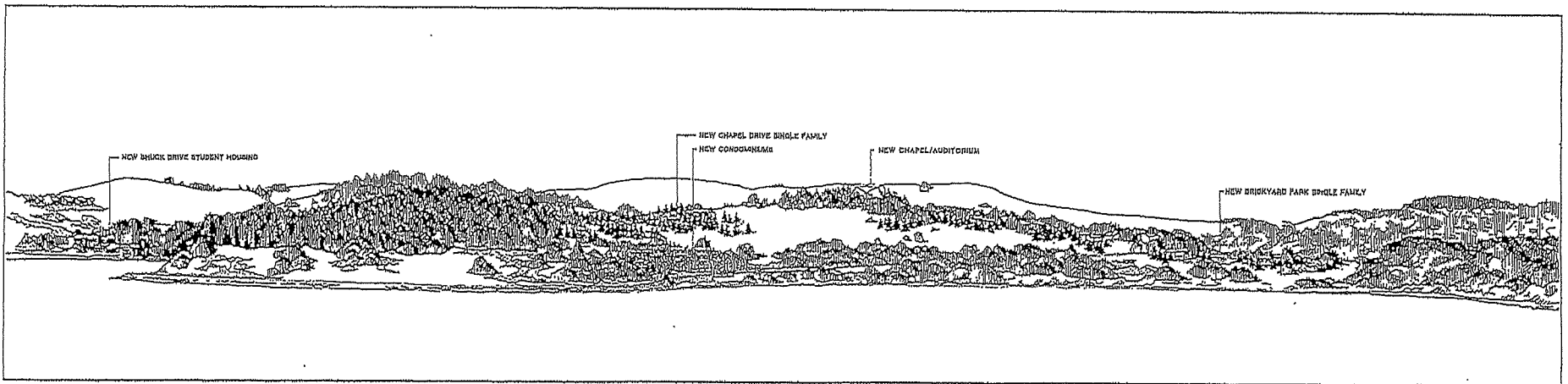
The view studies are sketches which have been traced from photographs. The location, size and height of the proposed buildings have been accurately plotted and superimposed upon the site sketches.

The depicted architectural detail of the proposed structures is intended only to be illustrative at this time. The precise design of floor plans, roof shapes and facade fenestration are not now known and will be subject to future County review and approval.

Site Views A₁ and A₂ (Figure 5) are taken from a point in the Headlands condominium development and depicts the entire Seminary property as seen across Richardson Bay. View A₁ depicts the existing site appearance and View A₂ incorporates the structures proposed in the Master Plan. By comparing these "before and after" views, it is apparent that the amount of new construction proposed is relatively small given the large amount of Seminary property. View A₂ depicts the large open spaces which will continue to exist after new development.



A₁ EXISTING VIEW OF CAMPUS FROM THE HEADLANDS



A₂ PROPOSED VIEW OF CAMPUS FROM THE HEADLANDS

FIGURE 5
VIEW FROM THE HEADLANDS
GOLDEN GATE BAPTIST THEOLOGICAL SEMINARY
MARIN COUNTY

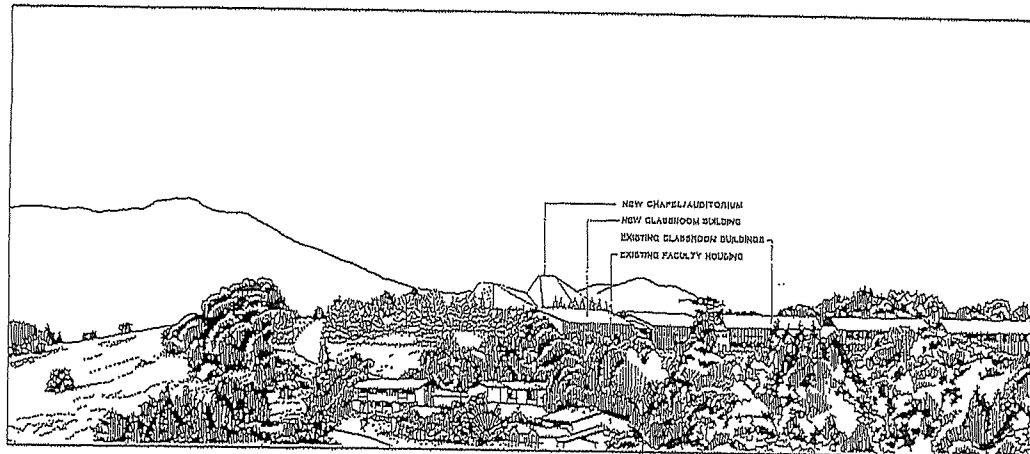
COLEMAN CONSORTIUM

The view also shows the effects of landscape screening upon the proposed structures.

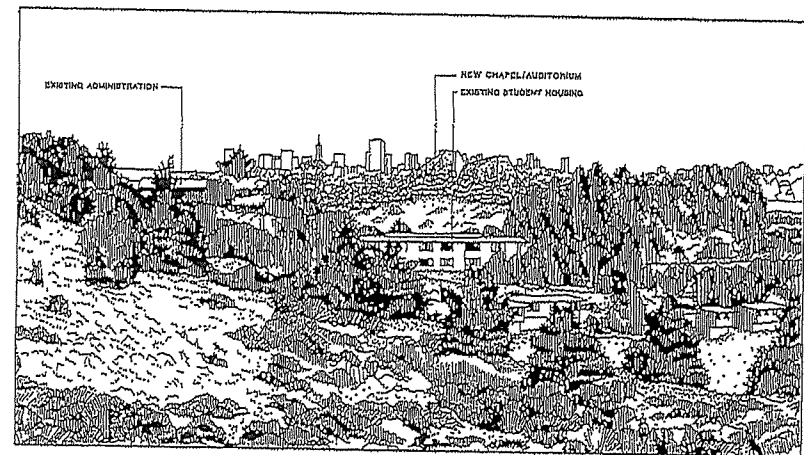
View B (Figure 6) depicts the proposed new Classroom Building and the new Chapel/Auditorium as they would appear from Great Circle Drive. The Chapel/Auditorium is also illustrated in View C which is taken from Miland Drive. Both views show the landscaping which has been proposed as part of the Master Plan to screen the structure and to create a visual transition between the building and the surrounding land form.

View D (Figure 6) shows the Shuck Drive Knoll Student Housing as seen from a Redwood Highway gasoline station. These units will not be visible from nearby Ricardo Road because of existing hillside trees.

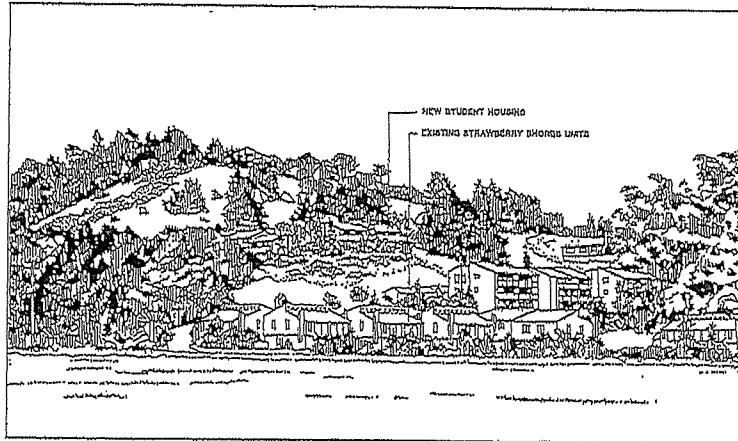
View E (Figure 6) depicts the proposed condominiums as seen from Starboard Court, which is the Strawberry Residential area closest to the condominium site. The view indicates the size of the structures relative to the hillside visual backdrop and shows the separation and landscape screening of the three-story structures.



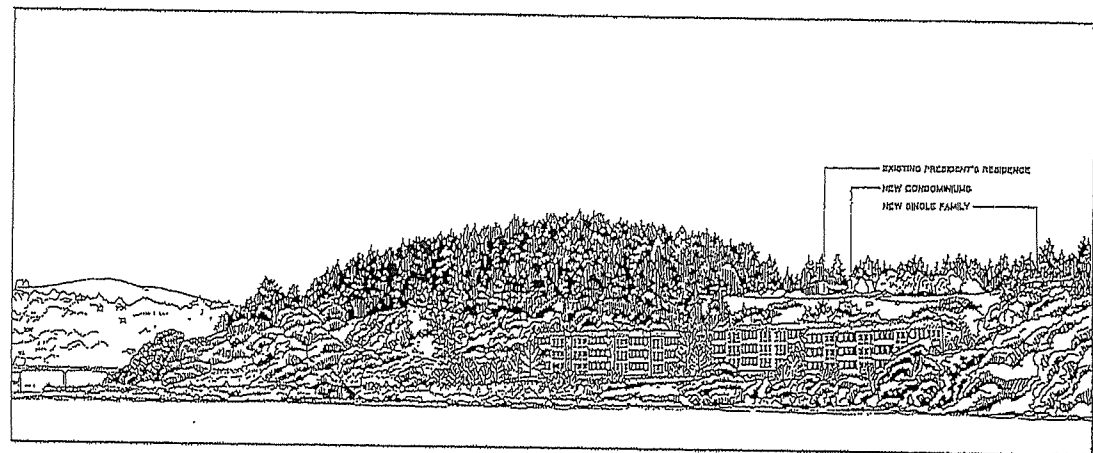
B CHAPEL VIEW FROM GREAT CIRCLE DRIVE



C CHAPEL VIEW FROM MILAND



D SHUCK DRIVE KNOLL STUDENT HOUSING FROM REDWOOD HWY



E CONDOMINIUM VIEW FROM STARBOARD COURT

FIGURE 6
VIEWS FROM STRAWBERRY
GOLDEN GATE BAPTIST THEOLOGICAL SEMINARY
MARIN COUNTY

COLEMAN CONSORTIUM

ANALYSIS

FISCAL IMPACT ANALYSIS

FISCAL IMPACT

A cost/revenue fiscal analysis indicates that revenues from the development will more than pay for the cost of services and that the relevant districts have sufficient capacity to service the new units. A separate analysis was done on the market rate and student housing. The services analyzed included fire, police, water, sewers, and schools. Costs were analyzed using both average and marginal costs. Revenues were predicated on property taxes, which were in turn based on the anticipated average market value of the proposed units. The distribution of property tax revenue to the servicing districts was calculated using the appropriate 1980 - 1981 distribution factors set by the Marin County auditor's office. While potentially significant, sales tax revenue was not included.

MARKET RATE UNITS

In summary, the anticipated revenues are projected to be significantly in excess of the servicing costs for the 60 single-family and condominium market rate units. These 60 units and the land upon which they are located will be fully taxable like any privately-owned property. The capacity of each servicing district is more than adequate to handle the additional demands of this infill development. These capacity considerations rendered the marginal costs of providing such services negligible.

The following table summarizes the expected revenues and costs for each of the major districts:

TABLE 7

Anticipated Annual Revenues and Costs
Associated with the Proposed 60 Units
Golden Gate Baptist Theological Seminary Development

	Expected Revenues to The District	Expected Average Costs to Service ¹	Surplus/ (Deficit)
Marin County Sheriff Department	\$ 37,054.77	\$ 21,273.41	\$ 15,781.36
Alto-Richardson Bay Fire Protection District	\$ 43,949.25	\$ 12,723.00	\$ 31,226.25
Mill Valley School District	\$ 57,908.25	unknown ²	-----
Tamalpais Union High School District	\$ 36,794.25	unknown ²	-----
Marin Municipal Water District	\$245,700.00	\$245,700.00 ³	- 0 -
Richardson Bay Sanitary District	\$ 23,294.25	\$ 20,848.80	\$ 2,445.45

1. Average costs are utilized here, as marginal costs for most Districts are negligible.
2. Costs are contingent on the number of school age children in the development attending public schools. It is anticipated that few children will be in the public school system due to the expensive price level of the homes.
3. It is assumed that the initial costs of MMWD service (i.e., hook-up) are wholly charged to a particular development such that there is no surplus or deficit incurred. User costs subsequent to hook-up are wholly charged to each unit, again incurring no surplus to deficit to the District. No revenues are derived from property taxes.

STUDENT HOUSING

The ninety-three (93) student housing apartments will be exempt from property taxes due to the non-profit status of the Seminary. However, they will address the social need relating to low or moderate cost housing.

The analysis of related costs also includes an analysis of appropriate revenues to be paid by the Seminary to the relevant servicing agencies.

The districts are summarized herein:

Police Protection - Furnished by the most part by the Seminary's campus security force. Emergency calls beyond the campus security's capabilities will be handled by the Marin County Sheriff Department which already services this area. The associated marginal costs are negligible and average costs do not apply.

Water - Water will be provided by MMWD and distributed to the Student Housing through the Seminary's private system.

Sanitary Services - Adequate capacity exists with no dilution of services to adjacent areas. Marginal costs equivalent to individual site hook-ups with some possible extensions will be paid for by the Golden Gate Baptist Theological Seminary. Average costs, based on the Richardson Bay Sanitary District budget of \$1,212,000 serving 3,488 dwelling units, are \$347.48 per unit. This is greater than the annual operating fee of \$144 levied by the Sanitary District. Other users make up for this difference with property tax revenues not relevant in this case. It is therefore likely that there will be a deficit of approximately \$200 for each of the ninety-three (93)

units, based on average costs. The actual deficit incurred will probably be substantially less than these average costs indicate because the student units will have less amenities, (i.e., dishwasher, washing machines, etc.) than the average (market rate) unit. The Seminary has agreed to pay for any such deficit incurred by the District.

Fire Protection - The Alto Richardson Bay Fire Protection District is capable of handling the additional units with only a minimal impact on service levels and without necessity of purchasing additional equipment or hiring personnel. The marginal costs of such services are therefore negligible. To cover average costs, the Seminary currently pays a contribution to the Fire District equivalent to property taxes. This would continue to offset fire protection costs.

Schools - The student housing is expected to increase the school population. Any increased costs are likely to be covered by an increased operating budget allocation from the State. The additional students will generate enrollment, thereby helping to sustain the Strawberry Elementary School. New students are also viewed as beneficial to the Tamalpais Union High School District.

ANALYSIS

AFFORDABLE HOUSING COMPONENT

The County has an inclusionary zoning ordinance requiring that ten (10) percent of the units within a new development be affordable by low or moderate income households. The ninety-three (93) student units will be occupied primarily by households with an income falling in the low, and even very low category. The ninety-three (93) units substantially exceed the ten (10) percent requirements; in fact it is the equivalent of one hundred sixty (160) percent of the market rate units.

These student units will assist the County in achieving its goals for additional low income households stipulated in the housing element and mandated by legislation at the State level.

USE PERMIT

Under the provisions of Section 20 of
Ord. No. 264, the Zoning Ordinance of the
County of Marin, State of California.

A USE PERMIT is hereby granted authorizing Edward D. Landais
(Name of person)
to permit the construction of a Theological Seminary and dormitories and
~~xxx~~ other buildings incidental to such use, subject to the attached con-
(Use of land, building or structure proposed to be conducted) dition.

At _____ in Strawberry Point
(Street address or location) (Name of locality or community)

between East Strawberry Drive and West Strawberry Drive
(Street or Highway) (Street or Highway)
Map No. 13300 by J. C. Oglesby, Registered Civil Engineer, known as
on property legally described as: Lot _____ Block _____ Tract _____
"Plat of Portion Strawberry Point, Marin County, California"
~~xxx~~ on lands of S. R. Neider, lying south of Ricardo Road
(Here indicate any other legal description other than metes & bounds

situated in a R-1, One-Family Residence District.

Area of site 130 acres ± Dimensions of site _____ ft. by _____ ft.
(Square ft. or acres)

Distance from front of structure to street line _____ ft.

Property owned by S. R. Neider, 1075 California Street, San Francisco, Calif.
(Name and address)

If there are special conditions under which this Use Permit is
granted, a statement of such conditions is attached hereto and
the permit is conditional thereon.

The use permitted hereby shall be conducted and shall conform
in all particulars to the provisions of all applicable laws and
ordinances. Failure to comply with all the aforementioned
provisions and conditions will be cause for the cancellation
of this use permit by the County Planning Commission.

APPROVED AND CONFIRMED BY
BOARD OF SUPERVISORS,
COUNTY OF MARIN, STATE OF
CALIFORNIA, ON THE _____
DAY OF _____ 1953.

Geo. S. Jones
County Clerk

MARIN COUNTY PLANNING COMMISSION

By Mary R. Summers
Mary R. Summers
Planning Director

Date October 13, 1953

RECEIVED
PLANNING DEPARTMENT
COUNTY OF MARIN
JAN 12 12 19 PM '53

October 6, 1953

Board of Supervisors
Court House
San Rafael, California

Honorable Board of Supervisors:

It is understood that you have agreed to consider the application of Edward P. Landel for a Use Permit to permit the construction of a Theological Seminary and dormitories and other buildings incidental to such use on certain real property generally described as approximately 130 acres more or less, lying adjacent to and south of Strawberry Canyon Subdivision Four, where Richardson Drive intersects with Reed Boulevard, Marin County, California.

The Commission heard this application at their meeting last evening. They received two (2) communications in writing thereon, one to the effect that they were not in favor of the granting of this application until some plan is submitted showing some access roads, the other opposing thereto.

At the meeting there was considerable discussion which brought out the following general facts:

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 studentbody and the parking of automobiles.
3. The studentbody will consist of around 1,000 students, about 60% of these 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 ensure 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.

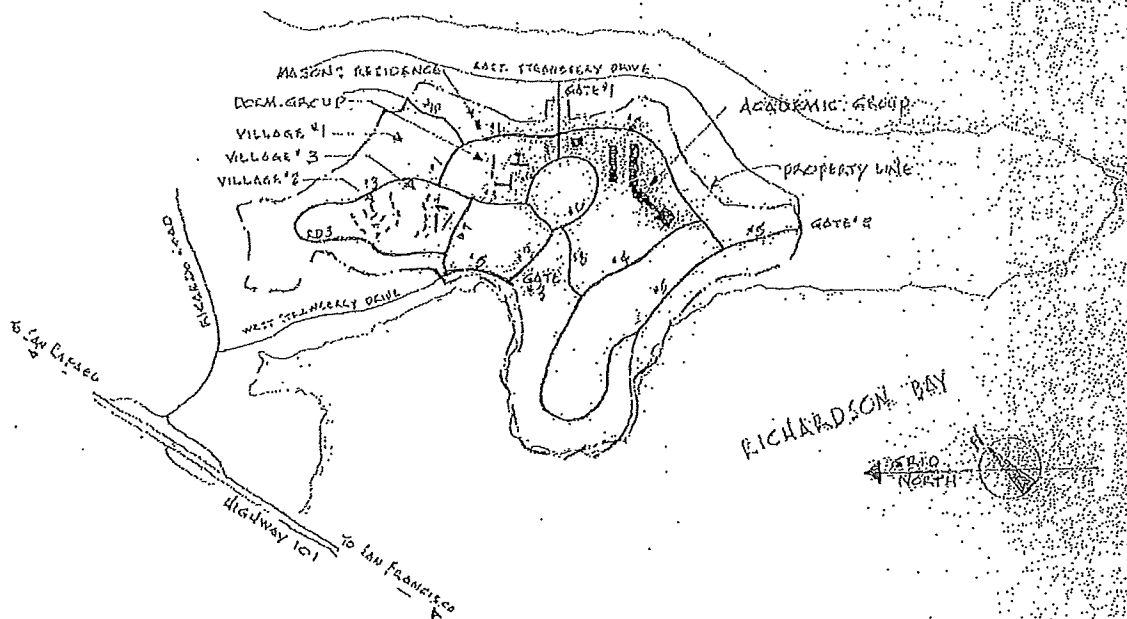
Upon a motion by Commissioner Marsh, seconded by Commissioner Upton, the Commission unanimously resolved to recommend to your Board, the approval and confirmation of its decision to grant a Use Permit to Edward D. Landel as above set forth, subject to the condition that prior to any construction or improvement, the applicant shall secure the approval of the Larin County Planning Commission of a development plan as provided under Section 11.23, paragraph (1), Ordinance No. 264, as amended.

Respectfully submitted,

MARY R. SUMMERS
PLANNING DIRECTOR

AMS:jm

GOLDEN GATE BAPTIST THEOLOGICAL SEMINARY STRAWBERRY POINT MARIN COUNTY CALIF. AREA LOCATION MAP



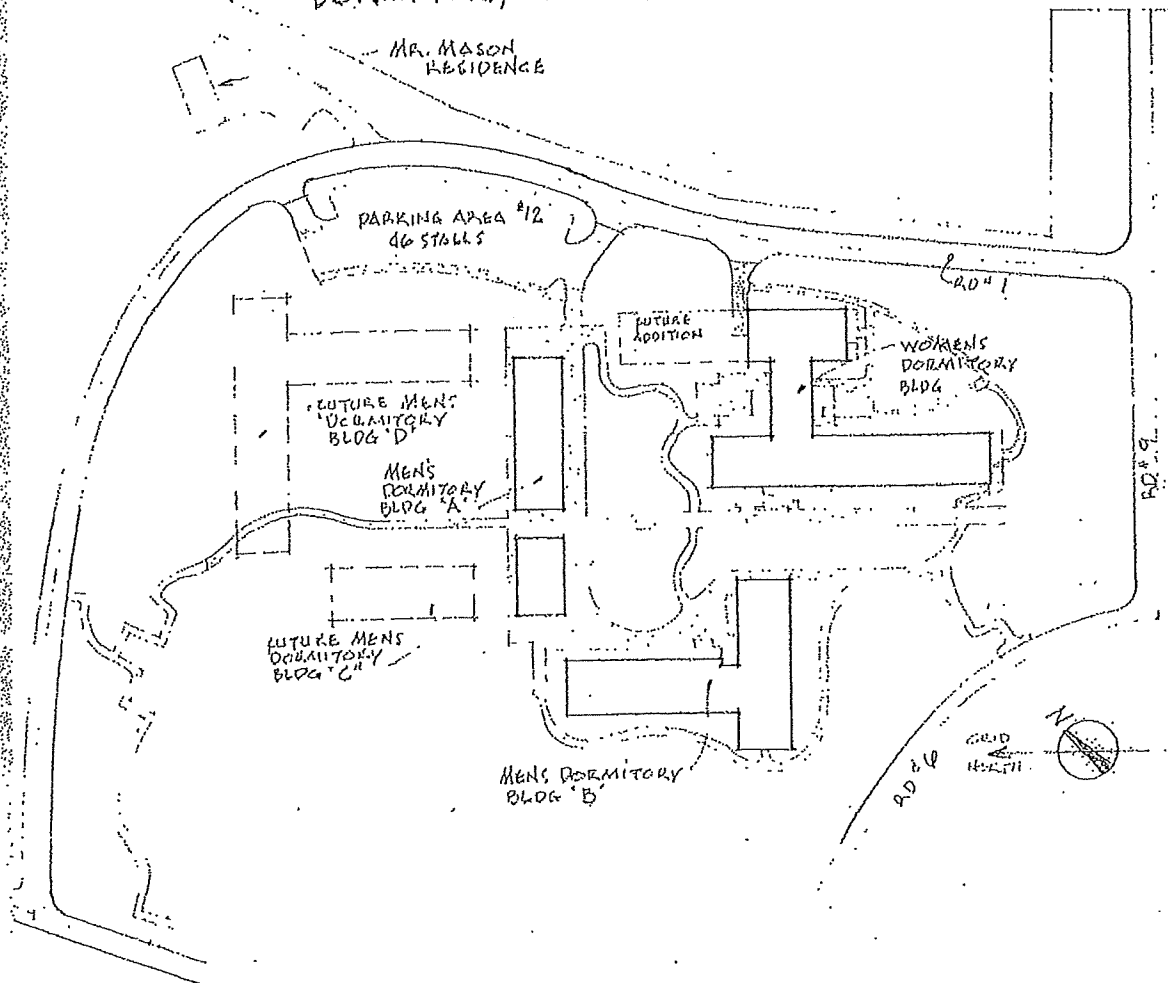
043-261-05,06



ACADEMIC GROUP SITE PLAN



GOLDEN GATE BAPTIST THEOLOGICAL SEMINARY
 STRAWBERRY POINT MARIN COUNTY CALIF.
 DORMITORY GROUP SITE PLAN

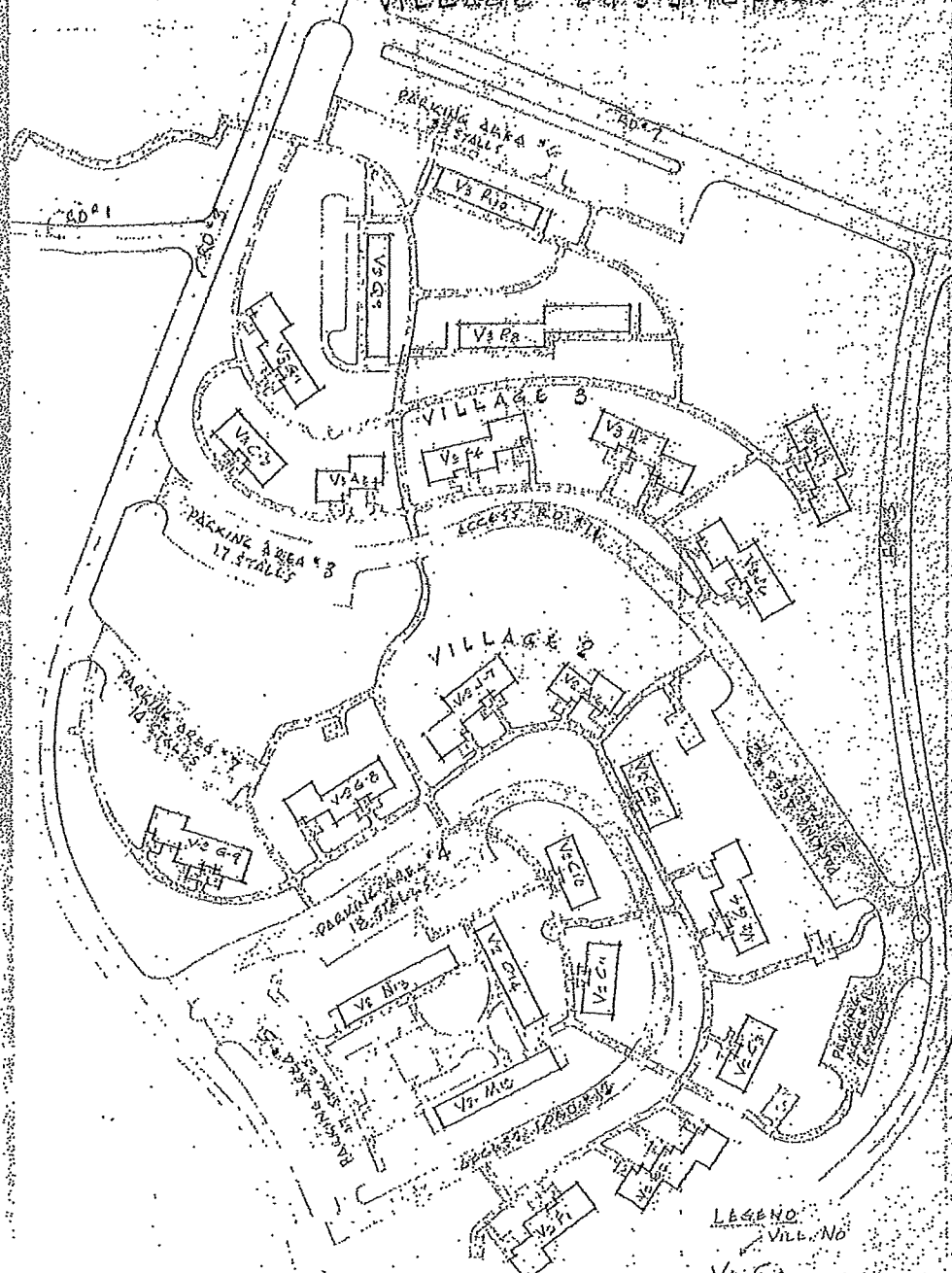


043-261-05,06

SHEET
 3



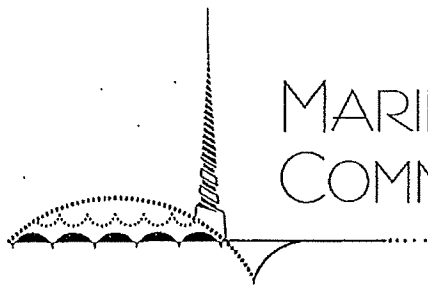
GOLDEN GATE BAPTIST THEOLOGICAL SEMINARY
 TREASURY POINT MAIN COUNTY CALIF.
 VILLAGE 2 & 3 SITE PLAN



LEGEND
 VILL. NO.
 V2-CID
 BLDG. NO.
 BLDG. TYPE



043-261-0506



MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY
BRIAN C. CRAWFORD, DIRECTOR

EXTENSION DETERMINATION

March 7, 2012

Rob Hart
HartWest
75 Rowland Way, # 140
Novato, CA 94945

Re: Golden Gate Baptist Theological Seminary 1984 Master Plan Extension (2012-0011)
201 Seminary Drive et al., Mill Valley
Assessor's Parcels 043-261-25 et al.

Dear Mr. Hart,

On behalf of the Golden Gate Baptist Theological Seminary (GGBTS), you have submitted a request for an extension of the 1984 Master Plan, which entitled the use and development of the property. We understand that you are requesting an eight year extension due to the present uncertainty regarding the Seminary's plans for the future.

This uncertainty is due in part to the comments received on December 19, 2011 from the Planning Commission regarding your proposal to amend the Strawberry Community Plan and 1984 Master Plan, which is currently on file with the Planning Division (2011-0030). While this was only a preliminary hearing, the Planning Commission's comments were not positive regarding all aspects of the project. Consequently, the CDA's Environmental Planning section has requested prospective consultants to suspend further work in preparing proposals to prepare an Environmental Impact Report to allow you and your clients an opportunity to consider your options. In your extension request, you indicate that the Seminary may or may not continue to pursue amendments to the Strawberry Community Plan and additional or revised entitlements, and may or may not seek to carry out the remaining uses and development that are allowable under the 1984 Master Plan. Given the previous comments from the Planning Commission, staff considers it unlikely that they would recommend approval of an amendment of the Strawberry Community Plan to the Board at this time.

Resolution of the pending application is important in light of your client's interest to reconsider all options. This letter provides you with 90 days (until June 5, 2012) to respond in writing as to whether your clients intend to proceed with the application as currently proposed or to withdraw that application. If we do not receive a decision on the disposition of the pending application, the project may be scheduled before the Planning Commission and Board of Supervisors for a summary determination on its merits.

With respect to your request for an extension of the 1984 Master Plan, we understand that you received comments from the Planning Commission that will take some time to adequately

respond to, and it is reasonable for you to expect that we will grant you an extension of time to address these issues. We also recognize that the findings made in the extension granted to the GGBTS on October 21, 2009 remain valid: the 1984 Master Plan is consistent with the Countywide Plan and the Strawberry Community Plan and the GGBTS has continued efforts to realize the potential for use and development of the property allowable under the 1984 Master Plan. In particular, the development authorized in concept by the 1984 Master Plan remains consistent with the 2007 Countywide Plan, including its land use designation and density for the property.

The 1984 Master Plan was originally scheduled to expire on January 1, 2010. In 2009, the Community Development Director approved a three-year time extension to the 1984 Master Plan, until January 1, 2013. Given the uncertainty surrounding your current application, the Director is granting an extension for an additional five years, until January 1, 2018 to the 1984 Master Plan. The five-year extension is consistent with the provisions of Marin County Code Section 22.44.050.B and provides a reasonable period of time in light of work involved in vesting the Master Plan. Both extensions combined effectively extended the 1984 Master Plan by eight additional years. The additional time extension will also give time for your clients to engage the County and community should they wish to continue to pursue a project that requires amendments to the Strawberry Community Plan. Please note that the Community Development Agency may consider an additional extension(s) of time for the Master Plan prior to the January 1, 2018 deadline based upon factors, including but not limited to, efforts expended to vest the approved Master Plan. In addition, please note that the Agency's previous position relative to the disposition of Remainder Parcel C remains unchanged (that is, an amendment to the Community Plan and Master Plan will be required for any contemplated subdivision of that parcel).

In many respects the 1984 Master Plan has withstood the test of time, but more recent interpretations of the California Environmental Quality Act have added a measure of clarity to the determination of baseline for the purposes of environmental review. Therefore, a condition of approval regarding baseline determinations is imposed to address this change in circumstances and clarify the County's approach to environmental review for future projects on the site.

ACTION:

An extension to the expiration of the 1984 Golden Gate Theological Seminary Master Plan (Ordinance 3524) is granted until January 1, 2018.

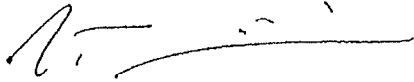
CONDITIONS OF EXTENSION APPROVAL:

1. In the event a Precise Development Plan(s) and Building Permits for remaining portions of the 1984 Golden Gate Theological Seminary Master Plan is not approved before January 1, 2018, the Master Plan shall expire.
2. Any substantive modifications proposed to the allowable use and development of the property under the 1984 Master Plan shall render the baseline for purposes of environmental review of all components of future use and development to be those conditions that exist at the time the environmental review is initiated.

APPEAL:

If you disagree with this decision, you may appeal it to the Planning Commission. A petition for appeal and a \$600 filing fee must be submitted in the Community Development Agency-Planning Division, Suite 308, Civic Center, San Rafael, no later than 4:00 P.M. on March 21, 2012.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremy Tejrjian', with a long horizontal stroke extending to the right.

Jeremy Tejrjian, AICP
Principal Planner

CC:

Supervisor Sears
Brian C. Crawford
Tom Lai
David Zaltsman
Ben Berto
Rachel Warner
Strawberry Design Review Board
Gary Groat, Golden Gate Baptist Theological Seminary
Riley Hurd, Ragghianti/Freitas

Strawberry Design Review Board

Oct 2, 2017

Meeting Action Notes

I. Call to Order

The meeting was called to order at 7:37 by Joe Sherer, Chair

Members Present:

Joe Sherer

Julie Brown

Matt Williams

Rebecca Lind

II. Administration

The Board reviewed minutes from the meeting of 7/17/17.

M/S Julie Brown/Matt Williams to approve the minutes as submitted.

Votes:

Joe Sherer – yes

Julie Brown – yes

Matt Williams – yes

Rebecca Lind - abstained

III. Agenda Items

Seminary Development:

Applicant: North Coast Land Holdings LLC

Planner: Jeremy Tijerian and Tom Lai

The Board reviewed the revised application from North Coast Land Holdings for a project on the site of the Golden Gate Baptist Seminary. The revised proposal was submitted August 16, 2017.

After a presentation by project sponsor architect Mark Cavagnero, the Board discussed the changes in the proposal. In particular it was noted that the original Use Permit and Master Plan provided entitlements for a self-contained Baptist Seminary. Mr. Cavagnero acknowledged that his proposal was not self-contained and he felt that wasn't important. The SDRB and community members disagreed. There were approximately 200 people in attendance, and when asked who opposed the project, virtually everyone stood up. No one spoke in favor of the project. There were presentations from four neighborhood groups and over a dozen individuals. The consensus was that the previous proposal was far too intense for the site, and it was recommended for denial by the SDRB. This proposal was even more intense, and the site was not appropriate for up to over 410 apartments (including those the project sponsor intends to build using a density bonus) a 1,000 student school, senior center, 1,200 seat auditorium, 17,000 square foot health center and multiple other buildings which could lead to intense use and associated traffic. Several groups and individuals recommended that under CEQA Guideline 15270, the EIR should

be skipped, and the project be set for a denial hearing immediately, because it is far too intense and ultimately not approvable. The SDRB agreed.

Recommendation: After extensive community input on multiple hearings, with hundreds of Strawberry residents, the proposed development does not conform to the original Use Permit or the Strawberry Community Plan and its proposed amendments are not acceptable. Therefore the Strawberry Design Review Board recommends:

1. 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.
2. Recommend the Board of Supervisors start the process of revising the Strawberry Community Plan with the participation of the Strawberry community.
3. Recommend the County proceed with enforcing the current interim uses, as the applicant is apparently using the property in violation of existing entitlements.

The meeting was adjourned at 10:23

From: Lai, Thomas
Sent: Wednesday, September 27, 2017 5:32 PM
To: 'Josh Andresen'
Cc: Sicular, Dan; Taylor, Tammy
Subject: RE: Comments re. Unstable and Incomplete NCLH Project

Hi Josh,

Issuance of the NOP does not foreclose the opportunity to seek clarifications or additional information (for CEQA) purposes from the applicant. Additional information may be needed to amplify or clarify the project application materials. Your comments will be considered by the County whether you submit them now, or as part of the scoping session.

Next week's SDRB meeting is to solicit comments on the updated project description provided by the applicant.

Regards,
-Tom

From: Josh Andresen [mailto:joshandresen@gmail.com]
Sent: Tuesday, September 26, 2017 9:20 PM
To: Lai, Thomas
Cc: Sicular, Dan; Taylor, Tammy
Subject: Comments re. Unstable and Incomplete NCLH Project

Tom,

Thank you for your response.

I am surprised the County is interpreting the sentence you referenced as NCLH proposing a graduate school. The referenced sentence certainly is not definitive re. the type of school. Plus, the 16 August 2017 Operational Characteristics document references "student drop off", "college placement", "physical education", etc. which are not consistent with a graduate school. NCLH told the community they are proposing a high school. Isn't this a substantial inconsistency worthy of confirmation prior to issuing a NOP?

Along these lines, several members of the public, including myself, have identified abundant and significant missing and conflicting information in NCLH revised project description and proposal. We find the project description and supporting documents to be unstable, conflicting, and incomplete for commencing CEQA. We would like the opportunity to submit comments to the County on these topics before the County issues a NOP so the County can consider our comments. Can we have 2 more weeks to finalize and submit our comments to the County before the NOP?

Also, can you please clarify the purpose of the SDRB meeting that is scheduled for next week?

There will be very helpful comments from both the public and the SDRB next week regarding the incomplete, unstable, and conflicting project description and supporting documents. I request the County have the opportunity to review these comments and the SDRB meeting minutes before issuing the NOP.

Thanks,

-Josh

On Tue, Sep 26, 2017 at 6:34 PM, Lai, Thomas <TLai@marincounty.org> wrote:

Hi Josh,

Thank you for providing your comments about the project and review process. I've included this communication in the project file as a public comment.

I provide the following with regard to your comments and requests that are highlighted below.

1. The County cannot use environmental review to shape the project to one that "would be more likely to be supported by the community." We have determined that there is sufficient information submitted in order for the project to proceed to environmental review. A Notice of Preparation to that effect is being finalized. The public can weigh in on the scope of environmental review (the EIR) at a scoping session (date to be determined and noticed later).

2. The reference to a graduate school is based on the following statement from the applicant's updated project description from August 2017 which is available from the project page on our website.

"The Proposed Project will substantially conform with the underlying entitlements and historical operational pattern of the property as a graduate level institution."

3. Once drafted, the EIR is subject to public review, and the County will respond to comments on its adequacy. We will not be proceeding to initiate work on the EIR if our CEQA staff did not find the project description to be adequate to do so.

Regards,

-Tom

From: Josh Andresen [<mailto:joshandresen@gmail.com>]

Sent: Tuesday, September 26, 2017 2:46 PM

To: Lai, Thomas

Cc: Sicular, Dan; Taylor, Tammy; Reid, Rachel

Subject: Comment re. Possible NOP

Tom,

I communicated the following comment and question to Jeremy and Rachel before regarding NCLH latest proposal for the Seminary. I have not gotten a clear answer to my question. Can you please review and respond to my comment and question. Also, please let me know your response to my request outlined below.

Comment:

I am deeply concerned the proposed project and EIR alternative because they are substantially out of conformance with current zoning and baseline impacts. NCLH continues to completely disregard feedback from the community and propose development that is dramatically more intensive than any historical site use and will not work. The current proposal and alternative are worse than the last proposal (worse than Branson) in terms of both impacts and lack of public support. They are also much more vague than the previous proposal. I am requesting the County delay the NOP for the EIR until realistic and clear EIR project descriptions and alternatives can be developed that would have impacts more in line with the current/allowed use and that would be more likely to be supported by the community. I know the community has reasonable ideas for projects and I believe it's vital to have the community's visions/alternatives in the EIR process..

Questions:

Why does the County's project website say a graduate school is being proposed? I could not find any where in the applicants project description or documents anything about a graduate school. Everything described is characteristic of a secondary school. NCHL continues to tell the community they are moving forward with a secondary school including in some private meetings they have had with community members. A secondary school is much more intensive than a Seminary and that is one of the community's biggest objections. The other objection, is public rental housing is significantly more intensive than dormitories, student, and faculty house. Plus, they have now added a possibility of a senior center. The community wants a senior center, but as a substitution to other elements, not as an addition to the overly intensive project elements.

How could the county consider the project description and alternative as equivalent enough to warrant issuing a NOP and commencing EIR?

Request:

Please obtain clarification from NCLH regarding what type of school is being proposed and what specific school will be there. The NOP, EIR, and other project evaluation steps can not be productively continued until NCLH clarifies what they are proposing. Also, if they are proposing a secondary school, please give the community an opportunity to communicate our concerns with proceeding with an EIR to the County clearly before issuing the NOP.

-Josh

319 Ricardo Rd.

Mill Valley, CA

Email Disclaimer: <http://www.marincounty.org/main/disclaimers>

Lai, Thomas

From: kaymooreharris@gmail.com
Sent: Thursday, September 28, 2017 10:30 AM
To: Lai, Thomas
Cc: Josh Andresen; ICE Rick Harris; Chuck/Eileen (Mougeot) Ballinger.; Ray McDevitt; Robert Martyn; Tom Yurch; David Leimsieder; Bruce/Fran Corcoran; Brendan Faherty; edward@mdklawoffice.com; Staci Simonton; sue thornley; Alex Kypriadis
Subject: Seminary EIR

Good morning Tom,

I have been wondering how it will be possible for an EIR to accurately project NCLH proposal without the basic foundation of what is being proposed. You submitted I believe that NCLH has indicated providing a graduate school in comparing it with GGBTS. Aside from the fact that they have also proposed an "alternative" plan, I cannot find anywhere in their plan the type of school and for whom aside from " up to 1000" students. Much of their language references drop offs, pick ups etc that are not consistent with graduate schools. I know you understand our BIGGEST concern is TRAFFIC after which a number of other issues fall into line: noise, lights, parcel taxes etc.

Despite what Mr Grout says, since June of 1988 I have lived directly above the Seminary - walked my dogs through and around its grounds 7 days a week anytime between 7:30-9:00am and 5-9pm. The only am activity I ran into was some students walking from their dorms to class - in the pm I saw many in their rooms presumably studying. I also saw what appeared to be teachers parking in the lots. It was a quiet atmosphere and in fact one I described in my Strawberry newsletter. In fact the only complaint I had was for those leaving the property in the evening who raced up the hill by the firehouse and down Reed Blvd at high dangerous speeds for those of us out walking.

We all know this property will change - change can be good. Let's all work together to make sure it is.

Thanks Tom.

Best,
Kay

Sent from my iPhone

Lai, Thomas

From: Richard Harris <rickharris44@comcast.net>
Sent: Thursday, September 28, 2017 2:37 PM
To: Lai, Thomas
Subject: Seminary EIR

Expires: Tuesday, March 27, 2018 12:00 AM

Hi Tom,

Marin County's Development Code directs the Community Development Agency (CDA) to review an application for a discretionary permit "for completeness and accuracy" before accepting the application for processing (Section 22.40.050.B.2). Last year CDA determined that the application initially submitted by North Coast Land Holdings, LLC (NCLH) was incomplete. A January 15 letter from CDA identified portions of the application that needed to be revised and additional materials that needed to be submitted. The supplemental materials filed by NCLH on June 28 did not address all the deficiencies identified in CDA's letter. Those deficiencies are part of the reason NCLH's project was disapproved by the Strawberry Design Review Board.

The revised proposal appears to be substantially the same as the earlier one and many of the omissions/deficiencies in the earlier application remain uncorrected, for example:

- The County's request for data on the size of the historical on-campus student body has not been answered. The NCLH proposal contains a letter from Gary Groat that makes vague reference to enrollment saying that it fluctuated from 500 to approximately 900 students without delineating between on-campus and off-campus students. Paragraph 3 of his letter states "the majority of students, faculty and staff (up to 800/900 people) lived off-site and commuted to campus. Notwithstanding that fact that his estimate is internally inconsistent on its face, Mr. Groat was employed by the Seminary for only a portion of the period under consideration. Mr. Groat does not cite credible data references although such sources undoubtedly exist. Thus, his letter has to be viewed a non-responsive as to the size of the student body and the CDA request for on-campus student body data goes unanswered.
- A November 17, 2015 letter from the Southern Marin Fire Protection District raised an important issue: "After reviewing the Traffic Impact Analysis, the fire district is concerned there was no consideration for fire department response from our current fire station located at 308 Reed Blvd. during peak hours. We are very concerned we may see increased response times in addition to access/egress congestion. Our current response area for this station is: Tiburon, Mill Valley, Marin City, Sausalito, Mt. Tam, and GGNRA." The County asked NCLH to provide a traffic analysis indicating fire district response delay times for the Study Area Locations during peak hours. There has not been a response from NCLH to this request.
- Caltrans and the County's Department of Public Works-Traffic Operations Division submitted detailed comments on the Traffic Impact Analysis accompanying the initial submission of the application -- the same traffic study that is part of the current application. NCLH has not addressed either letter.

The new application also continues the error of describing the site as 127 acres, which includes over 20 acres of submerged land and in a table designed to show that the density is comparable to what was allowed by the 1984 Master Plan, they gave the area at 148 acres which includes the lots previously sold to private parties along the periphery.

In my 40+ years financing projects at all levels of government and in my time on the MMWD Board, I've seen a lot of project EIRs. But, I have never seen a project application as incomplete, inaccurate, or vague as the NCLH application. I hope you will uphold traditional public sector standards and deny NCLH's request for an EIR until such time as we can all agree as to the project being proposed.

Best,

Rick

Richard L. Harris, Jr.

415-730-4072

email: rickharris44@comcast.net

Lai, Thomas

From: Lai, Thomas
Sent: Sunday, October 01, 2017 2:56 PM
To: Lai, Thomas
Subject: Fwd: NCLH Master Plan Amendment, Precise Development Plan, Tree Removal Permit, Use Permit Amendment, Tentative Map (15-0343)

Regards,
-Tom Lai

Sent from my mobile device. Please pardon typos.

Begin forwarded message:

From: Robert Martyn <rob@rmartyn.com>
Date: October 1, 2017 at 11:00:54 AM PDT
To: Thomas Lai <tlai@marincounty.org>
Cc: Rachel Reid <rreid@marincounty.org>, Brian Crawford <bcrawford@marincounty.org>, Kathrin Sears <ksears@marincounty.org>, "Re:Design Brown" <julie_brown@redesignsf.com>, "joe@legacybuilders.com" <joe@legacybuilders.com>, Penna Omega <penna@pennaomega.com>, "matt@m-architecture.com" <matt@m-architecture.com>, "sunsides58@gmail.com" <sunsides58@gmail.com>, "envplanning@marinconty.org" <envplanning@marinconty.org>
Subject: NCLH Master Plan Amendment, Precise Development Plan, Tree Removal Permit, Use Permit Amendment, Tentative Map (15-0343)
Reply-To: Robert Martyn <rob@rmartyn.com>

Strawberry Community Association
143 Reed Blvd.
Mill Valley, CA 94941

September 30, 2017

Via E-Mail Only

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

RE: NCLH Master Plan Amendment/Precise Development Plan/Tree Removal Permit/Use Permit Amendment/Tentative Map (15-0343)

Endorsement of Letter Submitted by Riley Hurd III, Esq. on September 5, 2017

Dear Mr. Lai,

The Strawberry Community Association endorses the letter submitted by Riley Hurd III, Esq. to Planning Manager Jeremy Tejirian on September 5, 2017. Mr. Hurd is a land use attorney from the Ragghianti/Freitas LLP law firm.

We agree completely with Mr. Hurd's analysis and recommendations.

In particular, we strongly agree that the Planning Division's issuance of a Notice of Preparation (NOP) of an Environmental Impact Report (EIR)—or any other serious review of this project-- is premature at this stage because North Coast Land Holdings' (NCLH) primary and alternative proposals neither conform to, nor substantially conform to, the Strawberry Community Plan, 1984 Master Plan, and/or Conditional Use Permit.

Both proposals still are in the formative stages, and they are too vague and open ended for a productive environmental review. For example, how can anyone conduct a meaningful traffic impact analysis when NCLH has not even identified the type of institution in the academic component?

It is unclear in the application what kind of academic institution NCLH is proposing, let alone who is expected to operate it. The NOP states that the project will "replace the existing graduate school with a different kind of graduate school, which may or may not have a religious component." However, NCLH's "Attachment to Precise Development Plan Application, Updated Project Description for the Seminary" states, "The Proposed Project will substantially conform with the underlying elements and historical operational pattern of the property as a graduate level institution." (p.1). It goes on to say, "The proposed Academic Campus would continue the operation of an educational institution, which may or may not include a religious component." (p.6). We have conflicting statements by the Planning Division and NCLH here. NCLH has not stated in its application that it plans to replace the Seminary with another type of graduate school as the NOP claims. Everyone, including the Planning Division, understood from NCLH's presentation at the open house last summer that NCLH was proposing some kind of high school, not a graduate school.

The overarching issue is that the Planning Division's description of the project should be accurate, factual, and non-partial, but it clearly is not. The Planning Division should not be attempting to sell the proposal by representing that the project scope is for a graduate level institution when that is not NCLH's intention, thereby making the case for NCLH's conformance to the Strawberry Community Plan, 1984 Master Plan, and/or Conditional Use Permit without NCLH having to make it on its own.

The new primary proposal essentially is the same as the previous proposal that the Strawberry Design Review Board (SDRB) could not recommend and voted to deny, except that the new one is even less worthy of consideration and review than the first. SDRB determined that NCLH's previous application was incomplete, but the new application also fails to address these same issues. Therefore, the new application also appears to be incomplete and not finite, and is further complicated and confusing because major project elements in the description and application do not match.

In addition, the alternative proposal includes a senior care facility, which is a new non-conforming land use, with very little detail, and suggests this "is in substantial conformance" with the master Plan!

Over 30 years ago, all parties recognized the importance of engaging the Strawberry community on proposed new development on the Seminary property. The 1984 Master Plan states, "...it is the strong preference of the Seminary to work with the County and the community in reaching a mutually acceptable plan..." (p. 7).

As you know, multiple attempts by community groups to engage NCLH to modify their super-intensive proposal to something the community could work with have fallen on unwilling ears. Any representation by NCLH that this current proposal reflects community input is, at best, a substantial mischaracterization.

For all of these reasons and more, we also believe it is extremely premature to prepare an EIR at this point, and we will support an appeal of any decision to proceed.

We agree with Mr. Hurd's position that NCLH's current application is not approvable because neither proposed project conforms (substantially or otherwise) to established County Planning policies. The

project description is inaccurate and unstable, and the proposals are contradictory, incomplete, and not finite. Therefore, we also agree that this application should be referred to the Planning Commission and/or Board of Supervisors immediately for denial pursuant to CEQA Guideline 15270.

Very truly yours,

Strawberry Community Association

cc: Kate Sears, District 3 Supervisor
Brian Crawford, Director, Community Development Agency
Rachel Reid, Environmental Planning Manager, CDA
Members of the Strawberry Design Review Board



COPY

OCT 16 2017 PM 12:32 Planning

Rubin Glickman Attorney P.O. Box 29305, San Francisco, CA 94129
415-519-5560 Rubinrun@sbcglobal.net

October 6, 2017

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

Dear Supervisor Sears,

My name is Rubin Glickman and I am writing in support of the redevelopment plan at the former Seminary. I've spent over 50 years as an attorney and advocate in the Bay Area assisting municipalities in creating affordable housing and building projects that better the lives of those least represented in our community. I also served as a Redevelopment Agency Commissioner in San Francisco for approximately 10 years and was very involved with housing activities in the city. Based on my experience, I view the Seminary development as an exciting and multifaceted project with far reaching benefits for so many people from varying demographics. It truly is a project with the potential to be a model for the entire region.

In the late 1980's, I led the entitlement effort for Delancey Street, a live-work community for convicted felons that created hundreds of housing units along with a restaurant, movie theatre, and grocery shop fully staffed by residents. Delancey Street required major lobbying of local stakeholders not keen on creating a live-work community for such an underserved population. Decades later, it is regarded as a major community asset and success story nationwide and benefits over 2,000 people a year.¹ I also served under five mayors - including Mayor Feinstein who was instrumental in assisting our efforts - as Chairman of San Francisco's Mayor's Council on Physical Fitness and Sports with the

¹ Attached is the original article that ran in the New York Times in 1989 about our "dream project" at Delancey Street.



stated goal of promoting and creating well balanced and healthy communities. After recently touring the project and learning more about the vision to create on-site amenities including affordable and workforce and senior housing while preserving open space, create walking trails, and building a community gymnasium, my belief is that the Seminary redevelopment is a tremendous opportunity to create a healthy, high quality live-work and life-long learning community for so many people in a spectacular setting - similar to Delancey Street.

As you know, Marin has 45,000 Marin service workers earning less than \$40,000 a year. Additionally, about 7% of the almost 50,000 Marin residents aged 65+ are below the poverty line. This project, unlike so many others that have come across my desk for the last several decades, has many admirable traits such as a high quality academic use that can provide life-long learning for on-site seniors. This is a chance to make a difference in the way we deliver amenities for an aging population as well as education to future generations. These type of live-work qualities a continuing learning and skill development have made Delancey Street a huge success and I view this project in the same light.

I support the re-development of the site and I encourage you to reach out to me with any questions.

Sincerely,



Rubin Glickman

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

Planning Commission

RECEIVED

17th October 2017

County of Marin

3501 Civic Center Drive,

OCT 18 2017

Suite #308

San Rafael, CA 94903

COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

Re: North Coast Land Holdings Community Plan Amendment / Master Plan Amendment / Precise Development Plan / Use Permit Amendment / Tentative Map (P1490)

APPEAL OF DECISION TO COMMENCE ENVIRONMENTAL REVIEW

Dear Members of the Planning Commission:

With regard to the letter submitted by Riley Hurd on the 9th of October 2017 on behalf of the Seminary Neighbors Association, we the Strawberry Community Association fully support and endorse its conclusions.

The Strawberry Community Association also believes that 1) the application is too vague and leaves too many questions unanswered for it to even be reviewed and 2) The application is so far beyond what could ever be approved that there is no point in even beginning the lengthy and expensive review process.

We would request that you grant this appeal and schedule a denial hearing for this project.

We look forward to a proposal that is in fact largely compliant with the community plan and can be endorsed by the community and the Strawberry Design Review Board and ready for the EIR process. Thank you.

Yours Sincerely



Alex Kypriadis

Strawberry Community Association

MACINNIS, DONNER & KOPLOWITZ
ATTORNEYS AT LAW

JAMES MARTIN MacINNIS (1913-1979)
CONRAD A. DONNER
EDWARD A. KOPLOWITZ

465 CALIFORNIA STREET
SUITE 222
SAN FRANCISCO, CA 94104
TELEPHONE: (415) 434-2400
FAX: (415) 433-1917

RECEIVED

October 18, 2017

OCT 18 2017

Marin County Planning Commission
c/o Community Development Agency (Planning Division)
3501 Civic Center Drive, Suite 308

COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

Re: North Coast Land Holdings (P-1490)
Calendared for October 30, 2017 at 1:00 p.m.

Dear Commissioners,

I am a lifetime Bay Area resident and a homeowner on Seminary Drive in Mill Valley. I am a practicing attorney, and my spouse, a recently retired attorney, paints from a studio in the ICB Building in Sausalito. The eventual composition of the unique and still largely pristine Seminary site is of significant concern to me because several Seminary housing units are immediately adjacent to my home.

I wish to express my deepest concern and strong request, which is shared by the overwhelming majority if not indeed the near unanimity of the surrounding Strawberry community, that the conduct of an EIR, although eventually appropriate if not indeed required, is unquestionably premature at this time for the reasons set forth below, as well as for the reasons expressed by attorney Riley Hurd in the SNA appeal from the issued NOP.

A. Background: Leading to the Summer Open House

The Golden Gate Baptist Seminary ("GGBS") owned and occupied what may well be the premier real estate site in Southern Marin: an unparalleled hilltop expanse with 360-degree views, ready access to freeway and services, and surrounded by largely upscale residences which were all well maintained.

There is no question that had the GGBS listed its property with one or more qualified real estate brokers, and/or placed such opportunity into MLS, there would have been numerous offers to purchase, and, in choosing which to accept, the GGBS would have been expected to also bear in mind the needs, relations, and likely relations of its immediate neighbors as well as of the neighboring Strawberry community to be impacted by its decision.

Instead, the GGBS sold the property on a “sweetheart” basis, well below fair market value, to a local contractor family, which then placed the property in a development entity. That buyer, North Coast Land Holdings (“NCLH”), had its own profit vision for the site, neither disclosed to, shared with, nor approved by the community. The first plan, developed without any public input, was for the development of more than three hundred rental housing units and the relocation/construction of Branson High School. The plan was overly aggressive for the site, a conclusion reached quickly by all once the neighborhood traffic study confirmed that the proposed project would result in a six-fold increase in traffic along the single lane road winding in and out of the seminary.

The Strawberry community was united in its opposition to such project, which the Design Review Board found deficient and directed NCLH to start over. The project was thereafter aborted when Branson pulled out.

That should have resulted in NCLH “returning to the drawing board,” and, this time, framing a project with the input of the Strawberry community and the latter’s welfare in mind. Indeed, it had been clear to NCLH that one of the problems with its initial submission was that it had proceeded unilaterally and needed—indeed was required—to get community input.

But NCLH disregarded that sage and practical advice, instead doubling down in an effort to overbuild the site.

In lieu of taking the temperature of the community or holding any meetings to discuss alternatives, NCLH again worked surreptitiously to develop an alternative plan that was far worse than that previously proposed.

No one in the community was told about such plan until NCLH announced and conducted a single open house at the site in June 2017, at a time when many residents were away on vacation. The “open house” consisted of a “show and tell” by dozens of hirelings, who presented the new plan on a series of picture boards and on hand-outs. What NCLH represented to the community, and on which the community relied in assessing the proposed project, consisted of three elements:

- An unidentified high school, part boarding and part commuter, of 600 or more students;
- An unidentified senior living center or facility; and
- The maximum number of housing units allowed for the site.

That was the only project of which the community was made aware. The immediate community responses were understandably negative: this was now a larger, more intrusive, more traffic intensive, and more dense project, which would strain the county's finances and services, choke the surrounding roads, and impose a financial liability on the remaining community, since the housing units would not be tax-generating parcels, but rentals only.

B. The "Bait and Switch" Project Now on the Table

In view of the foregoing, all of us in the Strawberry community were therefore most surprised to learn that the "project" submitted by NCLH for review by the Design Review Board and on which the Notice of Preparation was issued—the "project" which is now before the Commission—was something completely different from what was presented to the community.

The "project" now under consideration, to the extent it can be understood at all (but see below), consists not of the mixed-form high school as represented to the community, but rather an undefined, unidentified graduate school, which "may" have a religious component, and the maximum number of housing units buildable on acreage which is defined by the owner to include density, based at least in part, on underwater, unbuildable land.

The reality, however, is that despite such "bait and switch," the proposed "project" is far too amorphous for a meaningful EIR to be prepared in connection with it, and indeed it cannot be.

First, and despite the direction of the Design Review Board and what we would expect from every other municipal authority, NCLH did not meet with, consult, or obtain any input whatsoever from the community. To the contrary, it fooled the community.

Second, the "project," whatever it is, cannot be built without separate amendments or rescinding of the Master Plan, the CUP, and applicable zoning—none of which has happened and none of which may happen. The site is currently restricted to a stand-alone seminary. A religious seminary, intended not to produce teachers with advance degrees but rather to produce lay and sacerdotal ministers, is not a graduate school—and it certainly is not a high school. Most graduate schools are affiliated with existing universities, so a graduate school at the site would not be self-contained. The "project" does not emphasize single-family dwellings or family use, as directed. And the tri-headed "project" is in no way self-contained.

Third, the Design Review Board's rejection of this most recent project signals that what is on the table is not viable. Why, then, should that careful review process be disregarded in the pending EIR process?

Fourth, it is simply impossible to assess the environmental impact of a proposed project without knowing specifically what it is intended to be. It is the undoubted responsibility of the applicant to present the public and municipal agencies with the exact parameters of what it

intends to build. That common sense and legal requirement cannot be excused because the applicant is a novice or first-time developer; rather, we are dealing with a sophisticated professional development construction company that should know better.

Based on the presentation made on behalf of NCLH at the recent Design Review Board meeting, it seems clear that NCLH cannot articulate what it actually wants or expects to build. Rather, it has turned the process on its head by essentially asking the reviewing authorities to tell it what it can build, instead of advising what it hopes or intends to build if permitted. That is not how it works and, more importantly, makes it impossible to assess impact:

- Traffic is a paramount concern, but how can it be determined what the traffic patterns and problems will be if we do not know which of the following or a permutation or combination thereof may be proposed:
 - A high school, but of how many students? How many commuting? From where? How many boarding? How many will have autos? At the Design Review Board meeting, the applicant made it clear that it has no and presented no plan to address or mitigate the extreme traffic concerns arising from the new proposed multiple uses.
 - A graduate school, but of what kind? With how many students? With what kind of weekend or recreational needs?
 - A senior housing community, but of what size? With how many autos? Will it include a memory care (dementia) wing? Skilled nursing? Assisted living? Numerous transportation buses? And with or without a school?
 - How many housing units and what types? How many autos? Will there be less than 247 units? Or more than 300? Or more than 400?
- Where will any proposed stand-alone residences be located?
- What sort of internal transportation services will be utilized?
- What will happen to the open space? To the deer and other fauna?
- How will the greatly increased noise be handled?
- The project—or any variation of the various alternatives currently being juggled by the applicant—will greatly increase the financial burden on the community for the provision of water, electricity, sewage and garbage services, road repair, fire protection, and so forth. But the alternatives do not propose that the eventual occupants (or the developer) bear their fair share of such expenses, since without

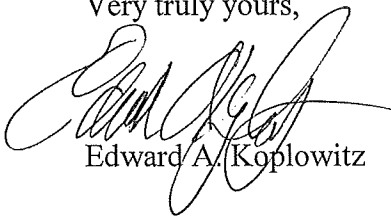
developing condominiums or homes which are separate tax parcels, the area will be under-taxed, raising and passing the burden to the neighbors.

- The master plan contemplated ownership of units with the accompanying pride of ownership and commitment to the community—which will not be shared by transient renters.

C. Conclusion

For the foregoing reasons, it is inappropriate and premature for any EIR study to be undertaken, nor should it be until the applicant can develop and submit a specific proposal for redevelopment which (i) is consistent with current legal requirements, (ii) is supportive of the needs of the surrounding community, and (iii) stands a chance of being approved.

Very truly yours,



Edward A. Koplowitz

October 18, 2017

Marin County Planning Commission
c/o Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

HAND DELIVERED

RECEIVED

OCT 18 2017

RE: North Coast Land Holdings, LLC (Project ID 2015-0343)
Request for Extension of Master Plan

COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

Honorable Commissioners,

By letter dated October 3, directed to Brian Crawford, Bruce Jones requested a four year extension of the Master Plan for one lot (APN 043-261-25) on the former Golden Gate Baptist Seminary. North Coast Land Holdings, LLC (NCLH), the current owner of that property, is not entitled to any further extension of time, much less one of that length.

The original Master Plan approved by the Board of Supervisors in 1984 was scheduled to expire on January 1, 2010 (Ordinance 2819). Subsequently, the County granted two extensions: one for three years; the other for five years. Collectively, the owners of this property have had **33** years to vest the rights granted in 1984 by Ordinance No. 2819. The most recent Extension Determination (March 7, 2012) stated

"The five year extension provides a reasonable period of time in light of the work involved in vesting the Master Plan...The additional time extension will also give time for your clients to engage the County and community should they wish to continue to pursue a project that requires amendments to the Strawberry Community Plan."During the three and one half years that NCLH has owned the property it has made no sincere efforts to "engage" the community, as commissioners can readily see from the evidence submitted by the community is support of its appeal from CDA's decision to initiate an EIR for the project.

Moreover, it appears that the owners of the Seminary have NOT complied with at least one of the conditions included in Board of Supervisors Ordinance 2819. Specifically, Condition 3 reads in part as follows:

"With the exception of the single-family residential lots, **all** property on the bay side of Seminary Drive owned by the Seminary shall be included in a permanent open space and public access easement."

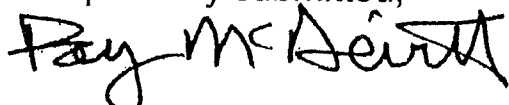
However, this directive has not been not followed. The subdivision map filed July 10, 1990 and recorded in Book 20 Maps, page 84 shows that of the 25.68 acres of land owned by the Seminary on the bayside of Seminary Drive (Parcel A), 3.43 acres directly adjacent to Seminary Drive and to the Strawberry Recreation District's Brickyard Park were **excluded** from public access. Those acres are normally dry and thus both useful in themselves and as a means of public access to the Bay water.

This discrepancy was uncovered by the County in 2011, while reviewing the Seminary's application to construct about 100 market rate units on the site. Specifically, CDA ordered the following corrections to implement the Board of Supervisors condition 3:

"Prior to recordation of the Final Map, lot 27 (Open Space parcel) shall be redrawn to include the 3.76 acres of dry land and all other property on the bay side of Seminary Drive owned by the Seminary including the submerged parcels. Said parcel shall be included in a permanent open space easement **and** public access easement. In addition to the open space easement, lot 27 shall contain a 20 foot wide public access easement from Seminary Drive to the shoreline public access easement." (Notice of Project Status #1; April 29, 2011)

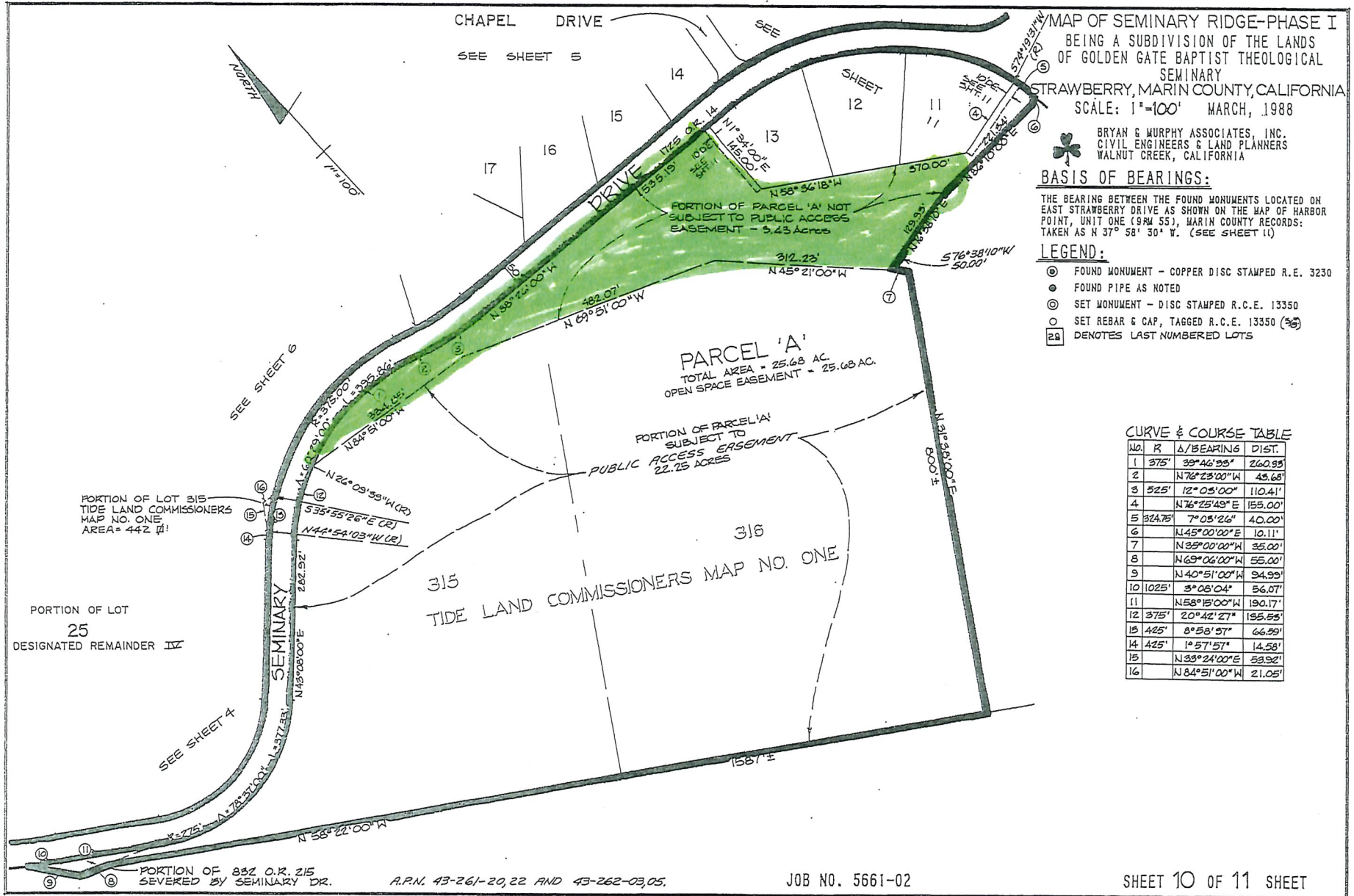
NCLH should bring itself into compliance with all conditions imposed by the Board of Supervisors more than 30 years ago before asking for "four more years".

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ray McDevitt", written in a cursive style.

Ray McDevitt

cc: Supervisor Kate Sears, Brian Crawford, Tom Lai
Attachments



Can 6862

October 18, 2017

HAND DELIVERED

Marin County Planning Commission
c/o Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

RECEIVED

OCT 18 2017

COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

RE: North Coast Land Holdings, LLC (Project ID 2015-0343)
Planning Commission Hearing October 30, 2017

Honorable Commissioners,

The purpose of this letter is to request the Commission to follow the three recommendations adopted by the Strawberry Design Review Board earlier this month. In particular we encourage the Commission to promptly take whatever steps are needed to ensure that the process of amending the Strawberry Community Plan (SCP) (1) occurs *before* the Environmental Impact Report (EIR) is underway and (2) involves the Strawberry community in a public and meaningful way. Unless this is done now, the legality of the EIR, and whatever amendments to the SCP may be ultimately adopted by the Board of Supervisors, will be undermined.

In January 2016, the Community Development Agency (CDA) informed North Coast Land Holdings (NCLH) that its application was incomplete because the proposed project is a "substantial departure from the uses identified for the property in the Strawberry Community Plan." NCLH initially appealed that decision but, on the eve of a hearing before your commission, ultimately conceded that amendments to the SCP were necessary and withdrew its appeal. Some months later it submitted proposed edits to a portion of the SCP related to the Seminary property as an attachment to its application. But the proposed amendments are little more than a copyediting exercise: for example, changing "Seminary" to "school" and deleting "student" in front of "housing". And the NCLH application continues to ignore other important provisions in the SCP. One is the Community Plan's strongly expressed preference for detached, single family homes (See SCP Goals, Housing Balance, page 2). Another

is the Community Plan's recognition that automobile traffic generated by new development would increase congestion at key intersections and its insistence that the levels of service existing as of 1981 not be permitted to deteriorate. (See SCP Goals, section on Transportation, page 2; see also Transportation Element, pages 18-21) [copies of relevant pages from SCP are attached]

There is nothing in the Notice of Preparation, or the notice for the October 30 hearing, that describes how- or when- CDA anticipates that amendments to the SCP will be considered by the people who actually live in the community. It may well be that CDA thinks that the EIR will be completely finished before the SCP is taken up at all. This puts the cart before the horse. And it fails to give appropriate recognition to the SCP, which is the "constitution" for land use in Strawberry, as the Board of Supervisors has recently made clear.

Board of Supervisors Resolution 2012-77 amended the Marin Countywide Plan (MCP) to clarify the relationships between community plans and the MCP as well as to "*further expand* the role of community plans". The resolution is unambiguous:

"A Community Plan is considered part of the Marin Countywide Plan and sets forth goals, objectives, policies, and programs to address specific issues relevant to that particular community. Where there are differences in the level of specificity between a policy in the Community Plan and a policy in the Countywide Plan, the document with the more specific provision shall prevail"

Resolution 2012-77 also identifies a broad list of subject matter categories on which community plans are expected to provide "specific direction." These include "land use, transportation, community facilities, building design, and environmental quality, as well as issues unique to a particular community." The SCP addresses *all* of those topics. It is the specific controlling document for the Seminary property.

The 1982 update of the SCP was developed through an inclusive, public process conducted by local residents, guided and assisted by the County.

The first step was the appointment, by the Board of Supervisors, of a Strawberry Community Plan Review Citizens' Advisory Committee comprising 10 local residents. The Committee was assisted by a professional planner from the County staff, as well as a Traffic Consultant and a Planning Consultant selected by the County. The Committee held 12 weekly "workshop" sessions and three more formal meetings. The owners of the four major properties governed by the SCP, including the Seminary, were invited to attend and participate in all such meetings. Ultimately, after hearings before this Commission and the Board of Supervisors, the proposed amendments to the SCP were approved by the Board.

Any new amendments to the SCP should follow a similar open and organized process, which has been formally codified and endorsed by the Board of Supervisors. At the recommendation of this Commission, in March 2015 the Board adopted the "Marin County Community Development Agency: Revised Community Plan Update Strategy" (Strategy). The Strategy directs that the update process should follow a number of guiding principles, including:

"*Work with a selected group of community representatives in a "task force" format to help define issues and review policies but also use appropriate means, including new technology, to encourage widespread community input and participation

*Incorporate a predetermined schedule of "task force" and community meetings and public hearings to keep the update process on track."

Of particular significance for this proposed project, the Strategy notes "In Marin County, community plans are most often used in conjunction with the review process for development applications. Therefore, community plans and guidelines are most relevant to the extent that they contain guidance on land use and design issues which are regulated by the County and can be applied to a particular development project." This policy applies here.

Finally, the Strategy observes that "community interest is a particularly important component for a successful community planning effort." To demonstrate the level of interest, the Strategy suggests (1) appropriate community organizations submit a letter indicating their interest in participating and identifying the primary issues they hope to see addressed, (2) submit the results of community meetings, surveys, or other efforts

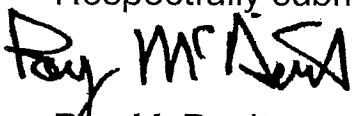
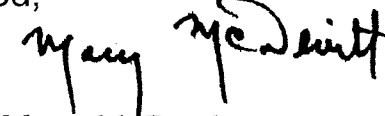
designed to gather community input on priority issues and (3) collecting resident signatures on a petition requesting a community plan or update. In this case Strawberry has accomplished ALL of these steps. Moreover, the Strawberry Design Review Board has twice voted to recommend the County initiate a community-driven review of the SCP to determine what, if any, changes should be made to accommodate NCLH's proposal.

The Seminary property was considered by this Commission before. In December 2011 the Seminary, as owner, and a development group sought approval for approximately 100 market-rate residential units. The minutes of the December 19, 2011 meeting are instructive:

"The Commission expressed concerns about the proposed project, including non-compliance with the SCP and the lack of community-based involvement in the process; the proposed change of use by exchanging unbuilt student housing for market rate homes and development on lands designated for open space....At the request of the Seminary President, the Commission decided not to address the issue and indicated that the project should not go forward to the environmental review process until the SCP has been updated. The Commission encouraged the applicant to work with the community to assess what changes should be made."

Little has changed over the past six years, except that the pending application seeks a much larger, more intensive project. The decision by this Commission in 2011 establishes a wise precedent for you to follow today. Continue to insist that the horse be put before the cart; the SCP review should precede any EIR.

Respectfully submitted,

 
Ray McDevitt Mary McDevitt

cc: Supervisor Kate Sears, Brian Crawford, Tom Lai, Dan Sicular

Attachments

AMENDMENTS TO THE
STRAWBERRY COMMUNITY PLAN.

ADOPTED BY THE BOARD OF SUPERVISORS
ON FEBRUARY 2ND AND 9TH, 1982

PREPARED BY THE MARIN COUNTY
PLANNING DEPARTMENT IN CONJUNCTION
WITH THE STRAWBERRY COMMUNITY PLAN
CITIZENS' ADVISORY COMMITTEE AND
MATT GUTHRIE, PLANNING CONSULTANT
ROBERT HARRISON, TRANSPORTATION
CONSULTANT

During workshop sessions committee members reviewed policies of the 1974 Community Plan and the subsequent change in housing unit balance that has occurred since that plan was adopted. Information relating to both these topics is presented in Appendices C and D. The major property owners and their representatives were invited to the workshop sessions which included discussions with and presentations by those representatives. Committee goals and recommendations are based on these workshop sessions, the discussion and presentations, a review of the physical characteristics of each site and review of the available environmental, traffic and land use data.

II. GOALS.

A. Community Amenities

It is the desire of the Community to assure that future development provide for such amenities as visual backdrops, neighborhood separators, retention of ridgelines, and protection of environmentally important areas, through careful planning and clustering of structures. In addition, all means of open space acquisition should be pursued, including purchase and dedication.

B. Housing Balance

The Community desires to retain a character that identifies the Strawberry area as a family oriented community. Such an identity is established by the visual, physical setting of the community, as well as by the families who reside there. It is important that the social patterns, personal interaction, sights and sounds that typify single family neighborhoods be maintained and strengthened. If new development is to occur, it can strengthen this character by providing the traditional setting of detached single family units within any new development proposed for the area. Development plan proposals should give the highest priority to incorporating detached single family homes into the plan. Where physical constraints or opportunities dictate another housing type (i.e., attached units), the Community goal is to insure that unit size and project amenities are designed to provide the opportunity for and encourage occupancy by families with children. In this manner then the Community wishes to insure a housing balance that will continue to provide for families.

C. Transportation

The Community desires that the movement of traffic through the Strawberry area be safe for both pedestrians and vehicles. The Community further desires that existing traffic movement not be further interrupted by new development and that existing potentially hazardous conditions for pedestrians and vehicles be improved to an acceptable level of safety. Therefore, it is the goal of the Community that the overall density of new development in Strawberry be scaled to ensure future acceptable traffic levels of service. Where levels of service or safety are now currently unacceptable, or where service

MTA
levels or safety conditions will deteriorate due to traffic generated by new development, improvements shall be required in conjunction with that new development. These improvements should be considered as appropriate mitigation measures to be applied to new development. Owners of the large undeveloped properties in the Strawberry area (DeSilva Island, Watertank Hill, Golden Gate Baptist Theological Seminary and Strawberry Spit/Point) will be required to contribute on a proportional basis to the funding necessary to construct required improvements. The proportion of the funding to be required from each propertyowner is to be determined by the traffic generated by each development and the impact of that traffic on the intersection or road to be improved. The formula for proportionality and method of collection requires further study and should be determined in the near future.

III. DEVELOPMENT GUIDELINES.

The Community desires that the remaining undeveloped land in Strawberry be acquired and preserved as undeveloped land to protect the Community amenities they provide. Where acquisition does not occur, the following recommendations regarding development are made:

A. DeSilva Island (Please refer to Map 2)

Description

A.P. #	43-241-10 and 25, and 43-251-03
Area	42.7 acres (18.7 acres under water)
Existing zoning/density	RMP 1.7
Existing development	5 dwelling units

Land use - the recommended land use is clustered residential, either single family detached or attached units.

Zoning/Density - RMP 1.70 which allows a maximum of 70 units.

Location of Development: To the extent possible, development should be located on the upper portions of the property away from the shoreline areas but still screened by existing trees. Northwestern slopes should remain undeveloped and existing vegetation maintained to screen the view of any development. Shoreline area should remain undeveloped and public access along the entire shoreline provided. Belloc's Lagoon, water and tidal areas should remain undeveloped. The northeastern portion of the site containing the very significant archaeological site CA-Mrn-17 shall be undeveloped and protected to the extent possible, as noted in the Draft Environmental Assessment de Silva Isl. Sept. 1980, Torrey & Torrey. Pgs. 28-30. The footprint of development should be minimized.

Environmental Resource Protection - Belloc's Lagoon, a cordgrass marsh, affords a quiet and sheltered accessory habitat on an exposed salt marsh and should be protected in the following ways: 1) no additional sediment load shall be allowed, and 2) development on the north side of the island should be avoided in order to minimize human intrusion. Development plans for the property should be formulated to minimize any adverse effect on the Lagoon. If possible, mitigation measures should be required to enhance the Lagoon. Special care shall be taken to protect heron nesting areas within the developable portion of the property

V. TRANSPORTATION ELEMENT REVISIONS

The transportation program of the Strawberry Plan supports the Plan's development and environmental goals while also providing for the maintenance of a high level of mobility for the citizens of the peninsula. The Plan is designed to accommodate some development of the four remaining open areas on the peninsula while maintaining service levels and improving safety conditions on local streets and intersections. In addition, the Plan suggests emphasis be placed on public transit, bicycle, and pedestrian facilities in order to encourage a reduced reliance on the private automobile and thereby reduce congestion levels, improve air quality and save energy.

A. POLICIES

1. Scale and Type of Development

- a. New development shall be scaled such that the traffic service levels on local roads and street intersections will not deteriorate substantially from 1981. This policy assumes developer provided mitigation measures may be used to maintain existing service levels.
- b. New development shall include features which encourage use of public transit, bicycles and walking wherever possible.

2. Roads and Streets

- a. For the most part, the present road system should be kept as is, except for intersection revisions and safety improvements.
- b. Intersections shall be modified to the extent necessary to maintain service levels at or near to 1981 conditions.
- c. Funding for intersection or safety improvements should be sought from the private developers of the major undeveloped parcels on the peninsula.

3. Public Transit

- a. Routes of public transit service shall remain as in 1981 but service levels shall be upgraded in accord with the Local Transit Service Plan.
- b. Commuter parking near line-haul bus routes should be provided wherever possible. Expansion of the present area at the Seminary Drive interchange with Highway 101 should be explored.

4. Bicycle and Pedestrian Facilities

Bicycling and walking should be encouraged as alternatives to the automobile by extending sidewalks and paths and making access to all areas as safe and direct as possible.

B. TRANSPORTATION ANALYSIS

The recommendations for improvements to the local road system in the Strawberry area were developed by using a four step procedure. These were as follows:

1. Evaluate existing traffic service levels.
2. Generate added traffic from proposed major developments.
3. Evaluate future traffic problems.
4. Determine what improvements to roads and intersections would be needed to maintain existing service levels.

The results of each of these steps is briefly described below. Readers interested in a more detailed description of this analysis are referred to the Technical Data and Procedures Report for the Strawberry Community Plan Amendment, prepared for the Marin County Planning Department, September 1981.

1. Evaluate Existing Traffic Service Levels

The four most important intersections in the Strawberry area were identified as follows:

- a. Highway 101 Seminary Drive Ramps and Redwood Frontage Road
- b. Tiburon Boulevard and Redwood Frontage Road
- c. Seminary Drive and Redwood Frontage Road
- d. Tiburon Boulevard and East Strawberry Drive

The Level of Service for each of these intersections was calculated using peak hour traffic counts which were made in May and June of 1981. The Level of Service is the traffic engineer's method for rating the effectiveness of an intersection or roadway. The service level designation can be thought of as a school report card grade, and is assigned based on the facility's ability to let traffic flow smoothly. The 1981 ratings for the four intersections listed above is shown in the first column of Table 1.

2. Generate Added Traffic From Proposed Major Developments

The four major undeveloped parcels in the Strawberry area are Strawberry Spit and Point, DeSilva Island, the Golden Gate Baptist Theological Seminary, and Strawberry Hill. Some of these parcels have been assigned specific development potential in the Plan while others have not. In order to assure that future traffic conditions would be no worse than those projected in the Plan, a "worst case" development level was used. This means that to the extent development permitted on each parcel is less than the assumed levels, some improvement from the future year results shown on Table 1 would occur.

TABLE 1

Level of Service Summary

<u>INTERSECTION</u>	<u>1981</u>	<u>Build-Out*</u> (Re-designed geometric as recommended in Strawberry Plan)	
		<u>Build Out*</u> (1981 Geometrics)	
Highway 101 Seminary Ramps & Redwood Frontage Road	B/C	E	B
Tiburon Boulevard & Redwood Frontage Road	C/D	E	D/E
Tiburon Boulevard & East Strawberry Drive	A	B	B
Seminary Drive & Redwood Frontage Road	A	D	B/C

*Build-out results are based on worst case assumptions.

Proposed new houses and office space were turned into new trips using trip generation factors which have been found typical in areas like Strawberry. For example, a single family house will generate ten (10) trips a day, a multi-family home seven (7) trips, student housing, five (5) trips and a commercial building generates fifteen (15) trips a day per 1000 square feet of office space.

TABLE 2

Strawberry Area Developments and Daily Trips

Strawberry Point & Spit	9 Single Family 96 Multi Family	760 trips
De Silva Island	68 Multi Family	480 trips
Golden Gate Baptist Theological Seminary	24 Single Family 36 Multi Family 93 Student Housing	960 trips
Strawberry Hill	100,000 sq. ft. Office 90 Multi Family 60 Single Family	2730

SEMINARY NEIGHBORHOOD AND STRAWBERRY COMMUNITY ASSOCIATIONS
RESULTS OF SURVEY FROM 26 JULY 2017 MEETING

The meeting was held to review the latest development proposal by North Coast Land Holdings LLC for the previous Baptist Seminary site in the Strawberry area of Marin County. At the meeting, participants were asked to complete a survey to give direction to the two Associations above on how to best represent their interests. There follows a summary of the results of the survey.

It should be noted that, despite it being the middle of summer when many people are travelling on vacation, well over 150 people were in attendance. Of those attending, 102 submitted their completed surveys as they left the meeting area and all are residents of the Strawberry area.

Eighty four percent of the above respondents indicated a preference for future development to be all residential or all residential with a Continual Care Retirement Center. Ninety-five percent are totally against any school on the premises with 2 percent in favor of the unique school proposed.

Eighty six percent indicated that each housing unit in the development be subject to a parcel tax thereby ensuring that all residents pay their fair share of property taxes.

Eight one percent stated major concerns about future development are protection of open spaces and buffer zones, restricting increases in traffic congestion, avoiding off-site parking congestion and restrictions on evening or weekend noise and lighting. Traffic was identified as the top priority.

Ninety nine percent support the two neighborhood groups continuing to protect the community's interests in the development process and ninety five percent support the creation of a Citizens' Advisory Committee to amend the Strawberry Community Plan.

The tabulated results follow:

No.	Question	----Percent Response-----		
		Agree	Disagree	None
1	I support the site being all residential.	70	21	9
2	I support the site being residential with the CCRC being a part.	65	21	13
3	I support building the proposed private school on the site in addition to residences.	2	95	3
4	I support each housing unit being subject to paying parcel tax.	86	1	13
5	Which of these are concerns to you:		0	1
	Lack of Open Space and Buffer Zones	89		
	Traffic	98		
	Off-site Parking Congestion	94		
	Evening or Weekend Noise/Lighting	89		
6	I support the two neighborhood groups continuing to protect the community's interests in this process.	99	0	1
7	I support the creation of a Citizen's Advisory Committee to head up a community directed process to amend the Strawberry Community Plan.	95	2	3

Noteworthy comments volunteered were:

- The density proposed is too high.
- Recognition of the need for affordable housing in Marin County and support for senior housing.
- Quality of life is a big concern for residents. Traffic is a key issue.
- There needs to be a lot more detail provided for the developer's plans.
- Enforceability of plans are a must.

Subsequent to the meeting, completed survey forms continued to pour in. Another 39 forms were received after the fact. They follow a similar pattern to the original documents as follows.

No.	Question	-----Percent Response-----		
		Agree	Disagree	None
1	I support the site being all residential.	67	26	7
2	I support the site being residential with the CCRC being a part.	68	21	13
3	I support building the proposed private school on the site in addition to residences.	4	93	3
4	I support each housing unit being subject to paying parcel tax.	86	4	10
5	Which of these are concerns to you: Lack of Open Space and Buffer Zones Traffic Off-site Parking Congestion Evening or Weekend Noise/Lighting	79 97 87 82	0	5
6	I support the two neighborhood groups continuing to protect the community's interests in this process.	98	0	2
7	I support the creation of a Citizen's Advisory Committee to head up a community directed process to amend the Strawberry Community Plan.	92	4	4

STRAWBERRY COMMUNITY ASSOCIATION
Survey on the Sale and Redevelopment of the Seminary
Summary of Responses

We received almost 200 completed surveys to get us a statistically representative sample size for the Strawberry community. The highlights of the Survey results were as follows:

81% of respondents were opposed to the proposed development with 18% undecided and 1% in favor.

95% had a high concern about traffic and 5% a medium concern.

68% had a high concern about the impact on schools, with 24% a medium concern and 8% low.

78% had a high concern over the loss of open space, 20 medium and 2% low.

76% had a high concern over environmental impacts, 22% medium and 2% low.

66% had a high concern over the visual impacts, 29% medium and 6% low.

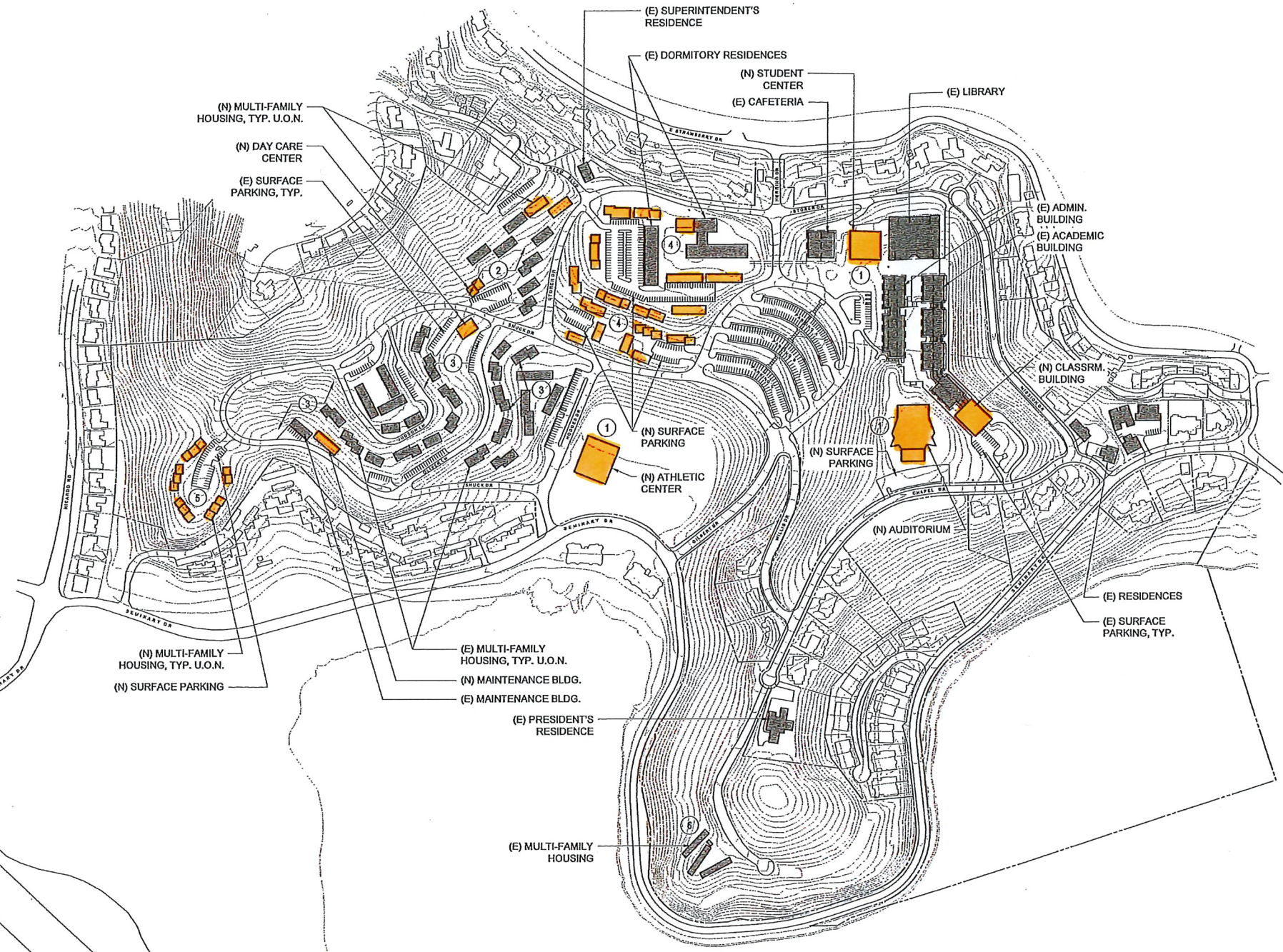
77% had a high concern over the impact to the water supply, 19% medium and 4% low.

97% of respondents wanted the county to get community buy in for any changes to the SCP.

For the comments section, you can imagine there was a broad range of opinion on a number of subjects. One person was generally in favor of the proposal and another in favor of the day school. However, in line with the statistics quoted above, the comments showed an overwhelming opposition to the proposal with the possible exception of the senior housing element. The feedback also showed that the community felt strongly that any development should be in line with the principles of the existing Strawberry Community Plan.

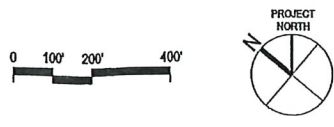
APRIL 2014

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- SHEET NOTES**
- ① ACADEMIC CAMPUS PLANNING AREA
 - ② REED / STORER / SHUCK PLANNING AREA
 - ③ HODGES / SHUCK PLANNING AREA
 - ④ DORMITORY HILL PLANNING AREA
 - ⑤ SHUCK DRIVE KNOLL PLANNING AREA
 - ⑥ CHAPEL DRIVE ("SEMINARY POINT") PLANNING AREA

- LEGEND**
- (E) BUILDINGS
 - (N) BUILDINGS PROPOSED



NORTH COAST
LAND HOLDINGS
LLC
2310 Warner Boulevard, Suite 200
San Rafael, CA 94901



REV. DATE DESCRIPTION
10.03.2015 PLANNING SUBMITTAL SET

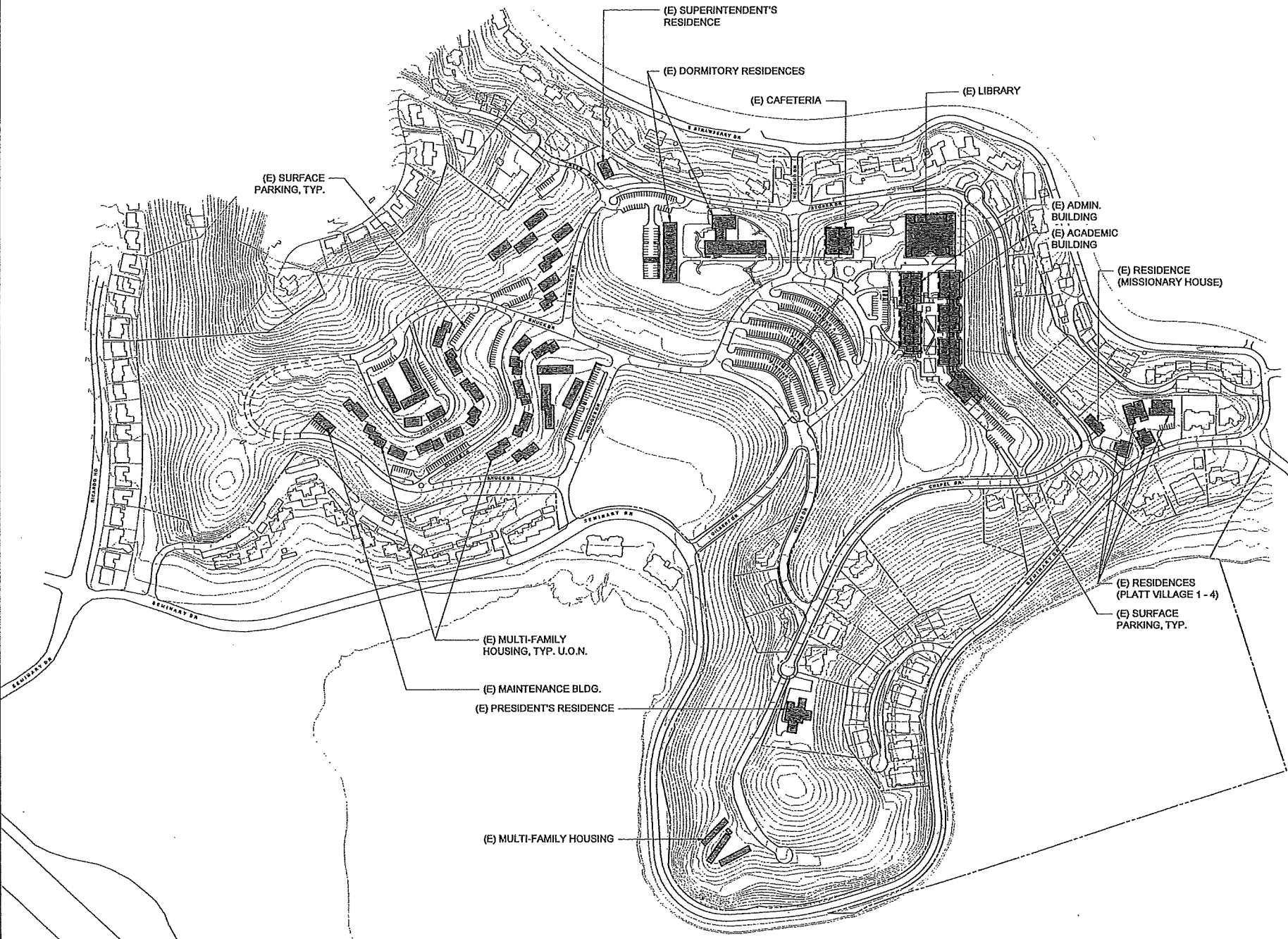
THE SEMINARY
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MILL VALLEY, CA 94541

APPROVED 1984
MASTER PLAN

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SHEET NO.
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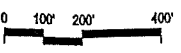
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LEGEND

(E) BUILDINGS



NORTH
COAST
LAND HOLDINGS
L.L.C.
2258 Karlov Boulevard, Suite 340
San Rafael, CA 94901



REV. DATE DESCRIPTION
10.05.2015 PLANNING SUBMITTAL SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94641

EXISTING AS-BUILT
SITE PLAN

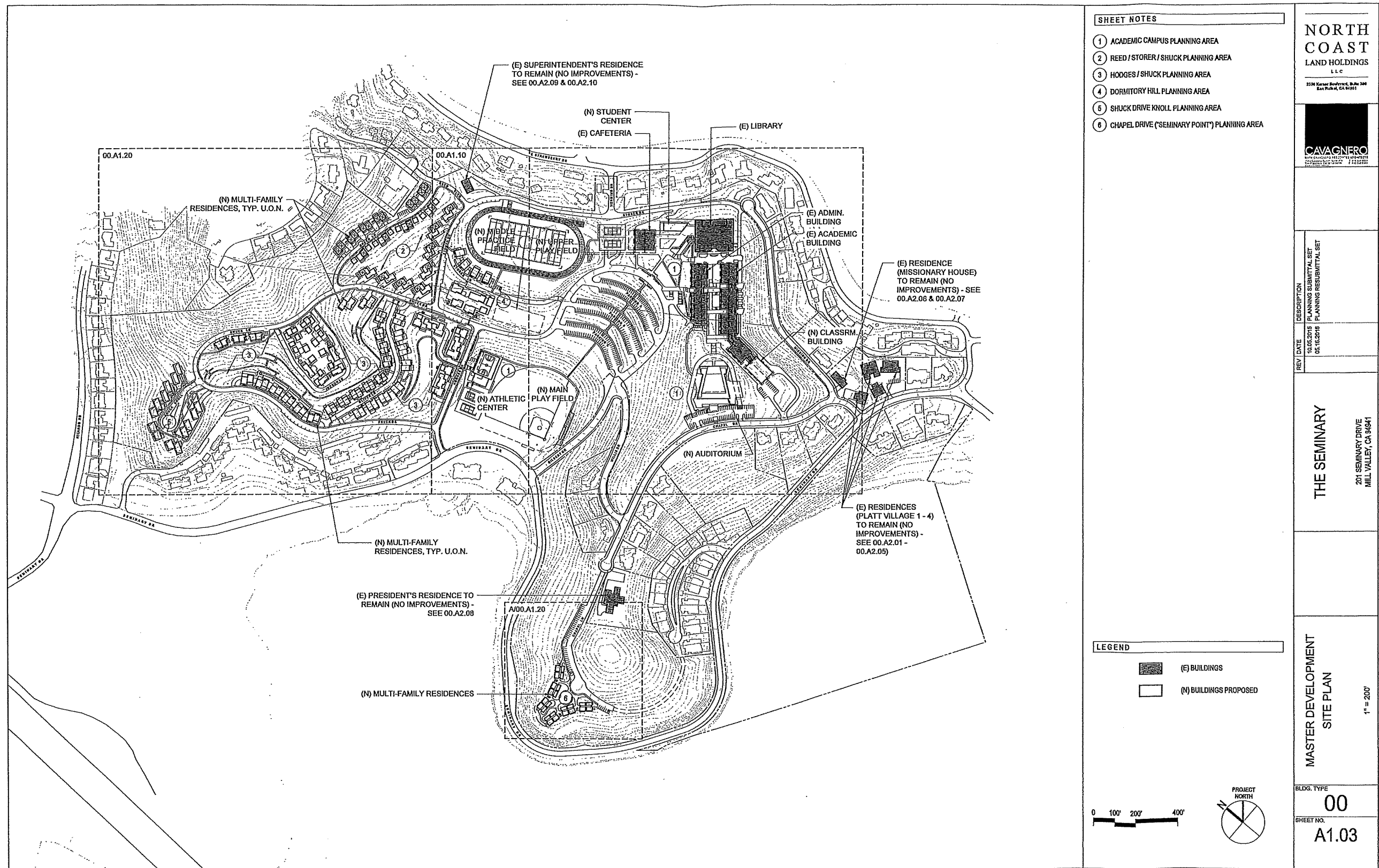
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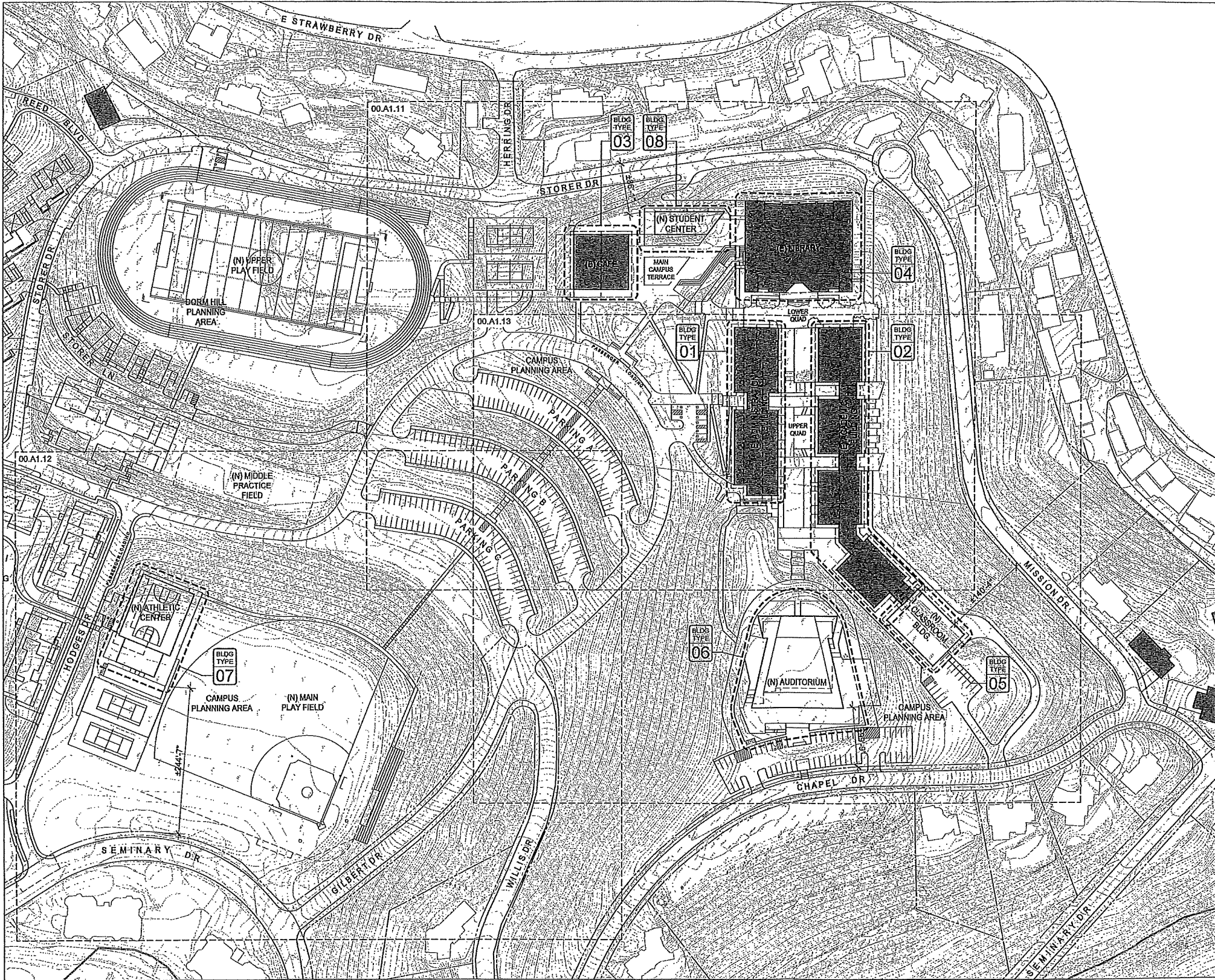
BLDG. TYPE

00

SHEET NO.

A1.00





GENERAL NOTES

A. SEE ENLARGED SITE PLAN (1" = 40') SHEETS FOR BUILDING PLAN REFERENCES, TYP.

NORTH COAST LAND HOLDINGS L.L.C.

2300 Kanan Boulevard, Suite 200
San Rafael, CA 94901



REV. DATE DESCRIPTION
10.03.2015 PLANNING SUBMITTAL SET
05.14.2016 PLANNING RESUBMITTAL SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94641

SITE PLAN SOUTH CAMPUS DEVELOPMENT

1" = 80'

LEGEND

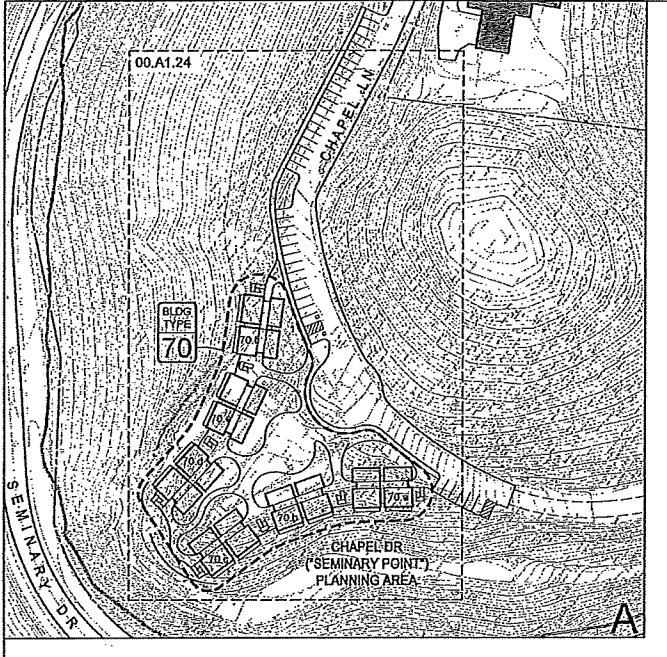
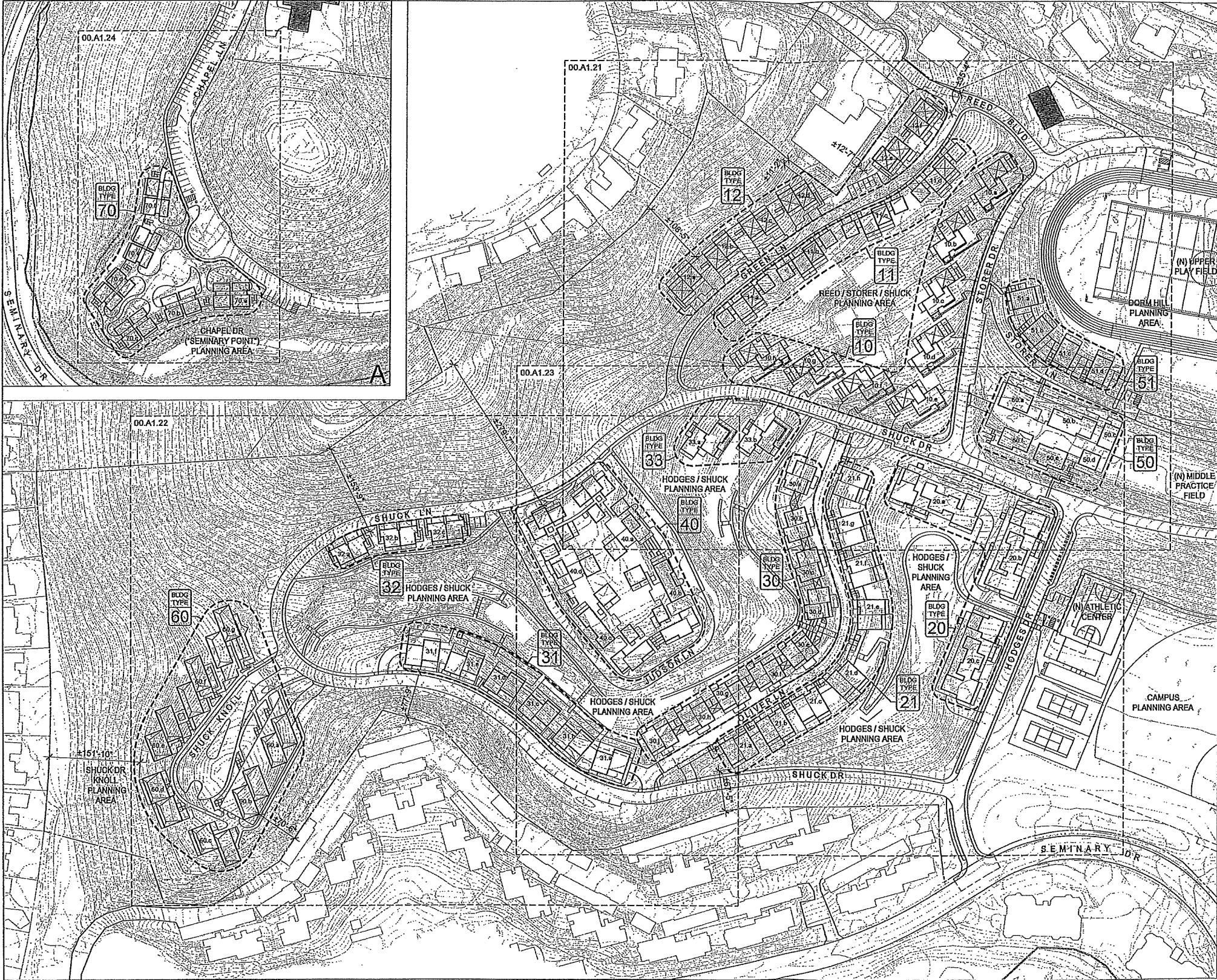
- (E) BUILDINGS
- (N) BUILDINGS PROPOSED
- BUILDING I.D. (WHERE OCCURS)
(BUILDING #)
(BUILDING TYPE)

0 40' 80' 160'



BLDG. TYPE
00

SHEET NO.
A1.10



GENERAL NOTES

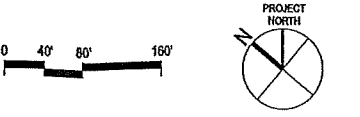
A. SEE ENLARGED SITE PLAN (1" = 40') SHEETS FOR BUILDING PLAN REFERENCES, TYP.

PROPOSED DEVELOPMENT - RESIDENTIAL SUMMARY

PLANNING AREA	BLDG TYPE	STUDIO	3-BDRM	4-BDRM	5-BDRM	SUBTOTAL
REED / STORER / SHUCK	10	0	0	0	0	0
HODGES / SHUCK	20	0	0	0	0	0
CHAPEL DR / SEMINARY PT	70	0	0	0	0	0
TOTAL		0	0	0	0	0

LEGEND

- (E) BUILDINGS
- (N) BUILDINGS PROPOSED
- BUILDING I.D. (WHERE OCCURS)
(BUILDING #)
(BUILDING TYPE)



NORTH COAST
LAND HOLDINGS
LLC

2150 Keweenaw Dr, Suite 300
San Francisco, CA 94131



REV. DATE DESCRIPTION
10/01/2015 PLANNING SUBMITTAL SET
05/15/2016 PLANNING RESUBMITTAL SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94641

SITE PLAN NORTH
RESIDENTIAL DEVELOPMENT

BLDG. TYPE
00

SHEET NO.
A1.20