

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. PC17-011

**A RESOLUTION DENYING EXTENSION OF THE “RMP MASTER PLAN”
201 SEMINARY DRIVE, MILL VALLEY**

**ASSESSOR’S PARCELS: 043-261-25; 043-261-26; 043-262-03, 043-262-06; 043-401-05;
043-401-10; 043-401-16; 043-402-03; 043-402-06**

SECTION I: FINDINGS

1. WHEREAS, Bruce Jones submitted a Master Plan extension request, on behalf of the North Coast Land Holdings, LLC, to extend the RMP Master Plan for the property previously owned by the Golden Gate Theological Baptist Seminary (“Seminary”) for four additional years. The subject property has been used by the Seminary as a graduate school under a 1953 Use Permit. Since the Seminary campus opened in 1959, it has received a variety of land use approvals, including Design Review for various campus buildings and most notably, a “RMP Master Plan” (Master Plan) for campus improvements. The 1984 Master Plan approved a construction phasing schedule for the new buildings associated with the Seminary that would be completed by January 1, 2010. Exhibit “B” of the Master Plan (Page 31) states: “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.” The academic buildings (Student Center, Classroom, Auditorium, Athletic Center) and the student/faculty/staff housing approved in the Master Plan were not constructed. Two subsequent extensions to the Master Plan were approved, extending the Master Plan to January 1, 2018. The property is located at 201 Seminary Drive, Mill Valley, and is further identified as Assessor’s Parcels 043-261-25; 043-261-26; 043-262-03, 043-262-06; 043-401-05; 043-401-10; 043-401-16; 043-402-03; and 043-402-06.
2. WHEREAS, the action on an extension request is discretionary in nature. Pursuant to Marin County Code Section 22.70.050, the Community Development Agency Director has referred the Master Plan extension request to the Planning Commission.
3. WHEREAS, the Marin County Planning Commission held a duly noticed public hearing on October 30, 2017 to consider the merits of the Master Plan extension request, and to hear testimony in favor of, and in opposition to, the request.
4. WHEREAS, the Community Development Agency has provided public notice identifying the applicant, describing the project and its location, and the date of the public hearing. This notice has been mailed to all property owners within 600 feet of the subject property, and project applicants.
5. WHEREAS, the Master Plan extension request is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15162 of the CEQA Guidelines.
6. WHEREAS, Marin County Code Section 22.70.050.B.2 states the appropriateness of the extension request shall take into account whether the permit holder has attempted to comply with the conditions of the permit. Marin County Code Section 22.70.050.A further states that the

permit shall not be deemed vested until the permit holder has actually obtained a Building Permit or other construction permit and has substantially completed the improvements in accordance with the approved permits. The RMP Master Plan approved a student center, classroom expansion, chapel/auditorium, gymnasium/health center, maintenance building, and daycare center, and conversion of 60 dormitory rooms into 49 studio rooms, and construction of 104 student apartment units for a net increase of 93 residential units (for students, staff, and faculty) on the property.

7. WHEREAS, two extensions of the Master Plan had been granted for a total of eight additional years past the original expiration date of January 1, 2010. Approximately 33 years has transpired since the original Master Plan was approved, and none of the Master Plan improvements referenced in Section 6 above have been constructed. Instead, both the prior and current property owners have requested extensions of the Master Plan in order to pursue plans that would entail modifications to the Master Plan.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED, the Marin County Planning Commission hereby denies the request to extend the RMP Master Plan beyond January 1, 2018.

SECTION III: APPEAL RIGHTS

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Board of Supervisors. A Petition for Appeal and a \$1,285.00 filing fee must be submitted in the Community Development Agency, Planning Division, Suite 308, Civic Center, San Rafael, within eight business days of the date of this decision, November 13, 2017.

SECTION IV: VOTE

PASSED AND ADOPTED at a special meeting of the Planning Commission of the County of Marin held on this 30th day of October, 2017 by the following vote:

- AYES: Christina L. Desser; Don Dickenson; John Eller; David Paoli; Peter Theran
- NOES: Margot Biehle
- ABSENT: Margaret Curran

JOHN ELLER, CHAIR
MARIN COUNTY PLANNING COMMISSION

Attest:

ANA HILDA MOSHER
Planning Commission Recording Secretary