



**MEMORANDUM**

**TO:** Marin County Planning Commission

**FROM:** Tom Lai

**RE:** Proposed Resolutions for October 30, 2017 Special Hearing Items:  
North Coast Land Holdings Master Plan Extension and  
Riley Hurd Appeal of a Notice of Preparation of EIR

**DATE:** November 8, 2017

Attached for your approval are two proposed resolutions reflecting the Planning Commission's actions on October 30, 2017 to: (1) deny the North Coast Land Holdings' request to extend the "RMP Master Plan" on the former Golden Gate Baptist Theological Seminary; and (2) suspend further action to prepare an Environmental Impact Report for the North Coast Land Holdings' project.

From a procedural standpoint, the Planning Commission's decision allows North Coast Land Holdings the opportunity to revise and submit a new Master Plan application (after the 1984 Master Plan expires on January 1, 2018) if it chooses to develop additional housing on the property. Going forward, it also removes a restriction imposed by the 1984 Master Plan limiting residential use of the existing housing on the property to students, staff, and faculty of the then Seminary, since residential uses are principally permitted under the property's Residential Multiple Planned (RMP) zoning district. Ongoing use of the existing housing will therefore be separated from the educational use allowed for the property, and the existing housing units are available to rent to the general public. The expiration of the Master Plan does not affect the 1953 Use Permit that originally authorized and continues to allow the use of the property as a school. Lastly, the existing unpermitted use of the property for a property management office, pre-school, and catering business may continue if a new Master Use Permit application to legalize these uses is filed with the County and approved.

Attachments:      1. Resolution Denying Extension of the "RMP Master Plan"  
                         2. Resolution Sustaining the Riley Hurd Appeal and Suspending the  
                         Community Development Agency's Determination to Prepare an  
                         Environmental Impact Report