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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 O: 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 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 faculty 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 Plan 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