STAFF REPORT TO THE MARIN COUNTY DEPUTY ZONING ADMINISTRATOR
Presbytery of the Redwood Conditional Use Permit

Recommendation: Approve as conditioned
Hearing Date: November 3, 2022

Application No(s): P3477
Agenda Item: 2
Owner(s): Presbytery of the Redwoods
Last Date for Action: November 21, 2022
Applicant: Old Firehouse School
Assessor's Parcel No(s): 186-132-26
Property Address: 10 Bayview Drive, San Rafael
Project Planner: Michelle Levenson
Signature: 

Countywide Plan Designation: SF3 (Single family, residential)
County Zoning: R1-B4 (Residential, single family)
Environmental Determination: Categorically exempt,
CEQA Guidelines Section 15301, Class 1

PROJECT SUMMARY
The applicant requests Conditional Use Permit to approval to operate a childcare center in an existing building (St. Luke's Presbyterian Church), on a developed site in San Rafael. The proposed childcare center would accommodate 60 children, ranging in age from 2 to 5 years old. A total of 8 staff members would be present at peak operating hours. The center would be open from 8:00 am until 5:30 pm, Monday through Friday. Up to 15 special events consisting of presentations for center families are proposed per year occurring from 5:00 pm to 5:30 pm on weekdays.

Conditional Use Permit approval is required because the project involves a use that is subject to Conditional Use Permit approval, pursuant to Table 2-3 and Section 22.32.050 of the Marin County Development Code.

PROJECT SETTING
Characteristics of the site and surrounding area are summarized below:

Lot Area: 104,108 square feet (2.39 acres)
Adjacent Land Uses: Residential uses to the north, south, west and east. Point San Pedro Road borders the site to the south.

Topography and Slope: The site is moderately sloped, with an average slope of 21 percent.

Existing Vegetation: The site is developed with a religious institution located in several on-site buildings as well as a paved parking lot. Mature trees and vegetation are present along the western side of the site.

Environmental Hazards: Moderate fire risk, Urban Wildland Interface area

The site is located in the Bayside Acres area of south San Rafael and is developed with St. Luke Presbyterian Church. A “day care center” previously existed on the site but was demolished in the early 1990’s to construct a community hall (DR 92-048).

BACKGROUND

On January 11, 2022, the applicant submitted a Use Permit application to operate a preschool in an existing structure, pursuant to Table 2-3 and Section 22.32.050 of the Marin County Development Code.

Shortly after receiving the project application, the County created a website for the project and prepared an “Interagency Referral of Planning Application” requesting that agencies with regulatory authority over the project provide comments on the application. The County’s Department of Public Works requested additional information regarding the project including a Transportation Study.

On September 23, 2022, staff deemed the application “complete” and shortly thereafter a public notice was sent to property owners within 625 feet of the project site.

The applicant has provided a “Transportation Study of the Old Firehouse School Preschool”, prepared by W Trans, and dated June 23, 2022, as well as operational characteristics of the proposed project.

RECOMMENDATION

Staff recommends the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and approve, as conditioned, the Presbytery of the Redwood Conditional Use Permit, based on the findings and subject to the conditions contained in the attached resolution.

Attachments:

1. Recommended resolution
2. 2022 Marin County Uniformly Applied Conditions
3. Agency comments
4. Public comments
5. CEQA exemption
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. ______

A RESOLUTION APPROVING THE PRESBITERY OF THE REDWOOD
CONDITIONAL USE PERMIT (P3477)
10 BAYVIEW DRIVE, SAN RAFAEL
ASSESSOR’S PARCEL: 186-132-26

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SECTION I: FINDINGS

1. WHEREAS, The applicant requests Conditional Use Permit approval to operate a childcare center in an existing building (St. Luke's Presbyterian Church), on a developed site in San Rafael. The proposed childcare center would accommodate 60 children, ranging in age from 2 to 5 years old. A total of 8 staff members would be present at peak operating hours. Up to 15 special events consisting of presentations for center families are proposed per year occurring from 5:00 pm to 5:30 pm on weekdays. No exterior improvements are proposed with the project. The project site is further identified as APN 186-132-26.

2. WHEREAS, on November 3, 2022, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

3. WHEREAS, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 of the CEQA Guidelines because it involves modifications to existing operations that would not result in impacts to special-status resources.

4. WHEREAS, the project is consistent with the goals and policies of the Marin Countywide Plan for the following reasons:

   A. No trees would be removed with the project, therefore the project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.

   B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals and the project site is currently developed and would occur within existing structures and developed outdoor areas.

   C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.

   D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.
E. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) as the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.

F. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.

7. WHEREAS, the project is consistent with the mandatory findings for Use Permit approval (Marin County Code Section 22.48.040).

A. The proposed use is allowed as a conditional use, within the subject zoning district and complies with all of the applicable provisions of this Chapter.

The proposed use, a preschool, is allowed with Conditional Use Permit approval pursuant to Table 2-3 and Section 22.32.050 of the Marin County Development Code.

B. The design, location, size and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

The proposed project involves the operation of a preschool in an existing building for 60 children, 2 to 5 years old in age. The preschool would be staffed by a maximum of 8 employees and operating hours would be from 8:00am until 5:30pm. Peak hours of operation would be during drop off (8:00-8:30am) and pick up (5:00pm to 5:30pm). Deliveries of groceries and supplies are anticipated twice a week, Monday through Friday. The preschool would host 12-15 presentations per year for participating and interested families, on a week day between 5:00pm and 5:30pm. Parking for the preschool would be accommodated in the existing church parking lot that accommodates approximately 60 vehicles.

The applicant provided a transportation plan for the project prepared by W Trans and dated July 21, 2022. The plan concluded that the proposed project would generate an average of 245 vehicle trips per day, with 59 morning peak hour trips and 41 evening peak hour trips. The plan concluded that the project is expected to add a nominal volume of traffic to Bonnie Banks Way, resulting in an “imperceptible change in traffic operation”. In addition, queuing along the Point San Pedro Road/Bayview Drive intersection to access the preschool is not anticipated to exceed intersection capacity. Lastly, the plan concluded that the on-site parking supply exceeds the peak parking demand for the project of 39 spaces.

The proposed project would be accommodated in an existing building located on a developed portion of the site and would provide an early childhood education program for the community. Several community members have expressed a desire for such a program to be located in the Bayview Acres neighborhood which is largely developed with single family residences. It is anticipated that families in the immediate area would be interested in the program for their children.

C. The granting the Conditional Use Permit will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is location.
As discussed above, the transportation plan prepared for the project states that trips associated with the project would result in nominal increases in traffic in the area and would be concentrated during drop off and pick up hours. Intersections used to access the project site were evaluated by the transportation consultant for the project and it was found that project-related queuing would not result in overflow of dedicated turning lanes. Lastly, there is more than adequate parking available on site for the proposed project.

Therefore, because the project would provide a needed early education program for the community contained in an existing building on a previously developed site and would not result in transportation effects, the granting of the Conditional Use Permit amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the site is located.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the project described in condition of approval 1 is authorized by the Marin County Deputy Zoning Administrator and is subject to the conditions of project approval.

This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the Presbytery of the Redwood Conditional Use Permit subject to the conditions as specified below:

**CDA-Planning Division**

1. This Conditional Use Permit approval authorizes the operation of a childcare center in an existing building (St. Luke’s Presbyterian Church), on a developed site in San Rafael. The proposed childcare center would accommodate 60 children, ranging in age from 2 to 5 years old. A total of 8 staff members would be present at peak operating hours. Up to 15 special events consisting of presentations for center families are proposed per year occurring from 5:00 pm to 5:30 pm on weekdays.

2. The project shall conform to the Planning Division’s “Uniformly Applied Conditions 2022” with respect to all of the standard conditions of approval.

SECTION IV: VESTING

NOW THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within two years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other

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Presbytery of the Redwood Conditional Use Permit
Attachment No. 1
Deputy Zoning Administrator Hearing November 3, 2022
construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

SECTION V: APPEAL RIGHTS

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. A Petition for Appeal and the required fee must be mailed to the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, and postmarked no later than eight business days from the date of this decision (November 16, 2022).

SECTION VI: ADOPTION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 3rd of November 2022.

______________________________
IMMANUEL BEREKET
DEPUTY ZONING ADMINISTRATOR

Attest:

______________________________
Michele Reed
Deputy Zoning Administrator Secretary
MARIN COUNTY UNFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS

2022

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.

2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin, and shall cooperate fully in the defense.

3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.

4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California’s Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.

2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

DZA ATTACHMENT # 2
3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.

4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.

5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.

6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.

7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.

8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A
report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.

10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.

11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building’s finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.

12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.

13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.

14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California’s Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.

15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.

16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.

17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and
compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

**CODE ENFORCEMENT CONDITIONS**

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant’s control.

2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant’s control.

3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant’s control.
INTER-OFFICE MEMORANDUM
DEPARTMENT OF PUBLIC WORKS
Second Transmittal

DATE: September 19, 2022
DUE: September 19, 2022

TO: Michelle Levenson
FROM: Cara F. Zichelli
APPROVED: [Signature]
RE: Presbytery of the Redwoods/Old Firehouse
School Conditional Use Permit P3477
AP#: 186-132-26
ADDRESS: 10 Bayview Drive, San Rafael

TYPE OF DOCUMENT
[ ] DESIGN REVIEW
[ ] LAND DIVISION
[ ] Conditional USE PERMIT
[ ] VARIANCE
[ ] LOT LINE ADJUSTMENT
[ ] COASTAL PERMIT
[ ] ENVIRONMENTAL REV.
[ ] OTHER:

Department of Public Works Land Use Division has reviewed this application for content and:

[ ] Find it COMPLETE
[ ] Find it INCOMPLETE, please submit items listed below
[ ] Find it ACCEPTABLE as presented
[ ] Greater than 1-Acre site disturbance

Comments Included (Inc.) or Attached (Att.) from other DPW Divisions:
[ ] Traffic included
[ ] Flood Control
[ ] Water Conservation
[ ] Other:

Notes to Planning: The proposed Conditional Use is not specifically listed in the Marin County Code parking ordinance, 24.04.340, but the number of available parking spaces is several times more than the minimum number of parking spaces for a nursery school (MCC24.04.340(h) four spaces per class room), which appears to be a comparable use.

Suggested Condition of Approval: Limit enrollment to 60 students as discussed in the project proposal. Any increases should be subject to additional review.

This condition was put forward by DPW Traffic. DPW Traffic indicated that they have no comments on the findings of W-Trans' June 21, 2022 Draft Transportation Study for the Firehouse School Preschool which were based on the data derived from the operational characteristics stated by the applicant.

Merits:
Prior to Issuance of Building Permit:
1. Plans shall show and label all accessible paths of travel from site arrival points to each classroom and site amenities.
2. Plans shall provide construction level details for all exterior accessible improvements to demonstrate compliant paths of travel will be provided from site arrival points to entrances and site amenities.
3. Show and label all easements on the property, specifically those associated with P2770, the AT&T Use Permit on this same site.

END

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DZA ATTACHMENT # 3
October 26, 2022

Dear Deputy Zoning Administrator and Michele Levenson,

With respect to the above referenced Conditional Use Permit Application, the Bayside Acres Neighborhood Association (BANA) Board of Directors have no objection to the conditional use permit application #P3477.

Please be advised that this is the position of the BANA Board of Directors only and that the BANA membership were not polled on this matter.

Respectfully,

David Tattersall

David Tattersall, Board President

Cc: John Lenser
Old Firehouse School for East San Rafael

Natalie Nymark <natalie.nymark@gmail.com>
Wed 10/26/2022 11:35 AM
To: Levenson, Michelle <MLevenson@marincounty.org>

You don't often get email from natalie.nymark@gmail.com. Learn why this is important

Dear Ms. Levenson:

My name is Natalie Nymark. I would like to offer a formal letter of support for a positive determination of St. Luke Presbyterian Church’s application to house a new childcare center within their facility at 10 Bayview Drive in San Rafael.

As a parent of a preschooler (Hunter 3), I can attest that there simply are not enough childcare centers still operating in Marin County, especially in East San Rafael. We moved to the Loch Lomond neighborhood in September 2020 and sent our son to preschool in Corte Madera (a 15-20 minute drive both ways) as there was no room at Redeemer and not many options close by.

Old Firehouse School will be a high-quality addition to the existing childcare programs in the area. I look forward to its potential opening as I know so many families would benefit.

As a citizen of Marin County, I wholly endorse a positive decision on this matter.

Sincerely,
Natalie Nymark
Letter of support for Old Firehouse school at St. Luke’s

Annie Van Roo <annievanroo@gmail.com>
Wed 10/26/2022 10:50 AM
To: Levenson, Michelle <MLevenson@marincounty.org>

You don’t often get email from annievanroo@gmail.com. Learn why this is important

Dear Ms. Levenson,

My name is Annie Van Roo. I would like to offer a formal letter of support for a positive determination of St. Luke Presbyterian Church’s application to house a new childcare center within their facility at 10 Bayview Drive in San Rafael.

As a parent of two young children (Coen - 3, Maren - 1), I can attest that there are not enough childcare centers operating in East San Rafael. We currently send our son to Trinity Preschool in downtown San Rafael, as he was not accepted into Redeemer (despite being on the waitlist for the 3 year old classroom since he was 11 months old). Our daughter goes to daycare in Terra Linda, and we are in the car for 1 hour both in the morning and afternoon.

There are so many young families in the Peacock, Glenwood, Loch Lomond and Country Club neighborhoods that would benefit from an additional preschool opening on this side of the freeway.

I’ve toured the Old Firehouse location downtown, and love their values, classroom design, and staff. It would be a much-needed, high quality addition to the existing child care programs in the area. I look forward to its potential opening as I know so many families would benefit.

As a citizen of Marin County I wholly endorse a positive decision on this matter.

Sincerely,
Annie Van Roo
--

Annie Van Roo
760.420.5584
In Favor of Old Firehouse School

Liz Ward <lhward17@gmail.com>
Wed 10/26/2022 10:34 AM
To: Levenson, Michelle <MLevenson@marincounty.org>

You don’t often get email from lhward17@gmail.com. Learn why this is important

Dear Ms. Levenson:

My name is Liz Ward. I would like to offer a formal letter of support for a positive determination of St. Luke Presbyterian Church’s application to house a new child care center within their facility at 10 Bayview Drive in San Rafael.

As a parent of two preschoolers (William - 4, Chloe - 2), I can attest that there simply are not enough child care centers still operating in Marin County, especially in East San Rafael. We moved to the Loch Lomond neighborhood in September 2020, and sent our son to preschool in Corte Madera (a 15-20 minute drive both ways) as there was no room at Redeemer and not many options close by.

My son was accepted to Redeemer this year for his last year of preschool, however my daughter was not as there is not a 2s program that she is old enough. I drop William off at Redeemer, then drive 15 minutes to Trinity Preschool to drop off Chloe. It would be wonderful to have them both in East San Rafael. There are so many young families in the Peacock, Glenwood, Loch Lomond and Country Club neighborhoods that would benefit from an additional preschool opening on this side of the freeway.

Old Firehouse School will be a high quality addition to the existing child care programs in the area. I look forward to its potential opening as I know so many families would benefit.

As a citizen of Marin County I wholly endorse a positive decision on this matter.

Sincerely,

Liz Ward
St. Luke Presbyterian Application for a Child Care Center

Julia <jagwirepr@gmail.com>
Tue 10/18/2022 1:34 PM
To: Levenson, Michelle <MLEvenson@marincounty.org>

You don’t often get email from jagwirepr@gmail.com. Learn why this is important

October 18, 2022

Michelle Levenson
Senior Planner
County of Marin, Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
Marin County Board of Supervisors

Dear Ms. Levenson,

As a Bayview Drive resident of unincorporated San Rafael, and a Board Member of the Bayside Acres Neighborhood (BANA) and Chair of the Bayside Acres Firewise Team, I am writing to let you know that I am personally in support of St. Luke Presbyterian Church’s application to house a new child care center within their facility at 10 Bayview Drive in San Rafael.

I was a member of the Bayside Acres Action Committee (BAAC) that was opposed to the previous noisy tenant that St. Luke’s Church had for many years. That tenant played electronic music four days a week that echoed up our hill. We were successful in our requests to the Church that they not renew them. We also opposed St. Luke’s previous application to install a Verizon AT&T tower on its premises, and we brought this to the attention of the Marin Board of Supervisors who ruled in our favor.

I realize that the Church needs to find a way to supplement its income. I think a much-needed community daycare would be a wonderful tenant. I have heard and read positive reviews about the founder Dr. Dorothy Stewart’s daycare operations in Contra Costa and Marin County. I believe that Marin County will greatly benefit from the presence of an Old Firehouse School as we have many young families moving into our area.

Please consider approving their application.

Sincerely,

Julia Glenister
139 Bayview Drive
San Rafael, CA 94901
Tel: (415) 246-6075
Support for St. Luke Presbyterian Church Childcare Center Application

Betty Rappaport <betty.rappaport@gmail.com>
Sun 10/9/2022 2:53 PM
To: Levenson, Michelle <MLevenson@marincounty.org>

1 attachments (84 KB)
Deputy Zoning Administrator - OFS.pdf;

You don’t often get email from betty.rappaport@gmail.com. Learn why this is important

Dear Deputy Zoning Administrator:

My name is Betty Rappaport. I am submitting a formal letter of support related to approval of St. Luke Presbyterian Church’s application to house a new childcare center within their facility at 10 Bayview Drive in San Rafael.

In my capacity as an involved and long-standing Early Childhood professional as a retired community college instructor and consultant in Marin and San Francisco, I am aware of and concerned about the need that exists post-pandemic for increased availability of childcare centers in our county. I have formally assessed many children’s centers as part of my work and can attest to the high quality of Old Firehouse School and the program Dr. Dorothy Stewart has consistently maintained for over twenty years.

I have been a resident of Marin for forty years and I am also a new grandmother and can think of no better place for my granddaughter (a San Rafael resident) to be cared for. I send my “vote” for positive determination of this application.

Thank you.

Sincerely,

Betty Rappaport, M.A.
115 Hawthorne Way
San Rafael, CA 94903
NOTICE OF EXEMPTION
Marin County
Environmental Planning and Review

October 26, 2022

1. Project Name: Presbytery of the Redwood Conditional Use Permit

2. Project Location: 10 Bayview Drive, San Rafael (APN 186-132-26) P3477

3. Project Summary:
Operate a childcare facility in an existing structure.

4. Public Agency Approving Project: Community Development Agency

5. Project Sponsor: Old Firehouse School

6. CEQA Exemption Status: CEQA Guidelines section 15301, Class 1

7. Reasons for Exemption:
The proposed project would not result in a significant effect on the environment.

Project Planner: Reviewed by:

Michelle Levenson
Senior Planner

Rachel Reid
Environmental Planning Manager

DZA ATTACHMENT # 5