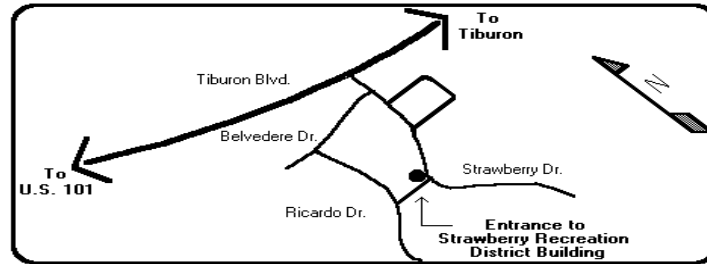


STRAWBERRY DESIGN REVIEW BOARD

118 E. Strawberry Drive, Mill Valley, CA 94941



Agenda for Monday, September 21, 2020 MEETING

Via Zoom – see instructions below

Please feel free to provide comments BEFORE the meeting, by sending email to: StrawberryDesignReview@gmail.com.

7:35 PM: CALL TO ORDER

1. Open time for public comments.
2. Approval of Minutes from previous meetings.
3. Seminary Property

North Coast Land Holdings, LLC has submitted an application for development on the former Golden Gate Baptist Seminary property on the Strawberry Peninsula in Mill Valley. The project, designed by Mark Cavagnero Associates Architects, includes a residential care facility for senior citizens and would replace a majority of the existing residential housing, as well as provide new residential housing. In addition, a pre-school and fitness center that would both be open to the public are proposed. Twenty percent of the proposed residential units would be reserved as below market rate housing. More than 75 percent of the 127-acre campus would be preserved as open space, athletic fields, paths and plazas. No changes to the existing higher educational use on the site are proposed.

Zoning: RMP 2.47 (multiple family residential, planned district) and AH (Affordable Housing Combining District)

Countywide Plan Designation: MF2 (Low Density Residential, 1-4 units/acre)

Community Plan: Strawberry Community Plan

Proposed Project:

The applicant, North Coast Land Holdings, LLC, is supplementing its previously submitted Community Plan Amendment request with an application for Master Plan, Design Review, Vesting Tentative Map, Master Use Permit, and Tree Removal Permit approval to allow the redevelopment of portions of the existing Seminary campus. In summary, the following proposed project elements would require the following authorizations:

Community Plan Amendment. An amendment to the Strawberry Community Plan is necessary to modify language in the Community Plan specifically related to the Seminary site.

- Under the existing Community Plan, housing on the property is exclusively for students, faculty and staff of the site school. The proposed amendment would modify the Community Plan such that residential units would no longer be exclusively dedicated to students, faculty and staff of the school.

Master Plan and Design Review. Pursuant to Section 22.44.020 of the Marin County Development Code, a Master Plan is required for large-scale development of the site and pursuant to Section 22.42.020 of the County Code, Design Review is required for new construction in a planned zoning district. The following project components require Master Plan and/or Design Review approval:

- Construct a new 20,000-square-foot facility to house a pre-school (3,000 square feet) and fitness center (17,000 square feet)
- Replace a majority of the existing residences and dorm rooms with a mixture of single-family and multi-family residences
- Construct 22 new residences consisting of a mixture of single-family and multi-family residences.
- Construct a new, 267,354-square-foot residential care facility that would contain 100 independent living and 44 to 50 assisted living and memory care apartments.
- Renovate the Administration Building and add a total of 15,800 square feet of floor area, resulting in a 41,000-square-foot Administration Building.
- Demolish the existing maintenance building and construct a new 2,200-square-foot maintenance building in a different location.
- Install landscape and hardscape improvements associated with the school campus and the residential development, including parking, playfields and a network of walkways and pedestrian-friendly streets.
- Provide open space (approximately 70-percent of the site) and establish a network of trails throughout the project area.

Vesting Tentative Map. Pursuant to Section 22.84.110 of the County Code, a Vesting Tentative Map application was submitted for future condominiumization of the site.

- While no changes to the existing configuration of lot lines is proposed with the project, the applicant has submitted a request for Vesting Tentative Map approval for future condominiumization of portions of the property.

Master Use Permit. Pursuant to Section 22.49.010 of the County Code, a Master Use Permit is necessary to allow multiple conditional uses on site in addition to the existing educational use.

- Authorize the following uses: (1) a fitness center that would be open to the public; and (2) allow the existing, on-site pre-school to accept children not affiliated with the site school.

Tree Removal Permit. Pursuant to Section 22.62.020 of the County Code, a Tree Removal permit is necessary to allow the removal of protected trees

- Remove trees to accommodate the project.

Due to the Shelter In Place order, this meeting will be held virtually. Like all SDRB meetings, it is public and you are encouraged to attend.

Join by computer or mobile device-

Visit: www.zoom.us/join

Webinar ID: 896 2581 5879

Passcode: strawberry

Use the "Raise Hand" button to inform the moderator that you would like to comment.

Join by telephone:

Dial: (669) 900-9128 or (669) 219-2599

Webinar ID: 896 2581 5879

Passcode: 7535186797

Press *9 to inform the moderator that you would like to comment.

Everyone will be given a chance to speak.

The applicant will have 15 minutes for an initial presentation.

People representing groups may speak for up to 5 minutes.

Individuals will have up to 3 minutes.

If you want to share any graphic or written material, have it on your computer in .pdf format.

Our goal is to finish this meeting by 10:00PM.

NOTICE The **Strawberry Design Review Board** meets on the 1st and 3rd Mondays at 7:35PM in the Strawberry Rec Center building first floor. The Board reviews and makes recommendations to the County on projects covered by the Strawberry Community Plan. Recommendations are advisory only. Public notices, email notifications are online at: <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/drb/strawberry-drb>