

COMMUNITY DEVELOPMENT AGENCY  
PLANNING DIVISION

March 17, 2015

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**SUBJECT:** Bently Holdings Master Plan Amendment and Precise Development Plan Amendment with Supplemental Use Permit findings  
1 and 2 Belvedere Place, Mill Valley  
Assessor's Parcel 043-151-32  
Project ID: 13-0366

**RECOMMENDATION:**

On February 23, 2015, the Planning Commission by a 6-1 vote, recommended the Marin County Board of Supervisors conditionally approve the Bently Holdings Master Plan Amendment and Precise Development Plan Amendment with supplemental Use Permit findings, to permit up to 47,500 square feet of office space to be utilized for Medical Services – Clinics and Laboratories (i.e. non-hospital based nor extended care medical uses). On behalf of the Planning Commission, staff recommends the Board adopt the attached ordinance and resolution to approve the project.

**SUMMARY:**

The property is a 10.7 acre lot with two office buildings totaling approximately 100,000 square feet and is located south and east of Strawberry Village, Redwood Highway, and Highway 101. The 1984 Strawberry Hill Master Plan and subsequent Precise Development Plans originally permitted administrative and professional offices to be located on the site, but expressly prohibited the allowance for medical offices. No specific reason for the prohibition has been found in the record.

The applicant originally proposed a Master Plan Amendment to eliminate the condition of the original Strawberry Hill Master Plan prohibiting medical offices onsite, and a Precise Development Plan Amendment to allow medical offices. This would have potentially allowed the entire 99,850 square feet of office area to be used for medical offices. The applicant subsequently modified the project to limit the scope of medical services allowed onsite to Medical Services – Clinics and Laboratories as defined by the Marin County Development Code, and to reduce potential office space to be utilized for this use to no more than 47,500 square feet of the total office area. The modifications reduce the amount of total anticipated traffic generated during PM peak rush hour to less than 100 trips and to ensure adequate parking onsite to accommodate demand.

Reducing the scope and area of medical offices onsite would also allow the applicant to address the additional traffic generated, via payment of a Public Transportation

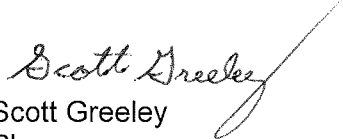
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Facilities Fee and implement a Transportation Management Plan to be reviewed by the Department of Public Works at the building permit stage. According to the Department of Public Works, by doing this additional environmental review for traffic and parking would be unnecessary. Consequently, the revised project qualifies for an exemption from the requirements of the California Environmental Quality Act, and no additional environmental review is required.


**REVIEWED BY: (These boxes must be checked)**

- Department of Finance                       N/A
- County Counsel                                       N/A
- Human Resources                                       N/A

**SIGNATURE:**

  
 Scott Greeley  
 Planner

**REVIEWED BY:**

  
 Brian C. Crawford  
 Director

**ATTACHMENTS**

1. Recommended Ordinance Conditionally Approving the Bently Holdings Master Plan Amendment
2. Recommended Resolution Conditionally Approving the Bently Holdings Precise Development Plan Amendment

*Note: In order to conserve resources, the following documents have been provided only to the Board of Supervisors. These documents are available for public review on line at <http://www.marincounty.org/depts/cd/divisions/planning/projects> and at the Community Development Agency, Planning Division during regular business hours: Monday through Thursday, 8:00 am to 4:00 pm.*

3. Minutes and approved Resolution PC 15-003 from the Planning Commission Hearing on February 23, 2015
4. PC Staff Report from the Planning Commission Hearing on February 23, 2015
5. Public correspondence