



## **NORTH COAST LAND HOLDINGS, LLC PROPOSES DEVELOPMENT ON THE GOLDEN GATE SEMINARY PROPERTY**

North Coast Land Holdings, LLC has submitted an application for development on the Golden Gate Baptist Seminary property on the Strawberry Peninsula in Mill Valley, CA.

In 2014, North Coast Land Holdings purchased the property from the Golden Gate Baptist Seminary. The project, designed by Mark Cavagnero Associates Architects, includes an educational component and a residential component. North Coast Land Holdings is in contract with Branson School to open a new campus by converting many of the Seminary's school buildings for their use and constructing the remaining buildings allowed by the original Master Plan for the property. Branson would run a high school on the campus with a maximum of 1,000 students and approximately 200 employees. All but thirteen of the existing 211 units of faculty and student housing would be demolished and a total of 291 new units would be constructed. Twenty percent of the 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.

The Golden Gate Baptist Seminary was originally approved in 1953 for a graduate school campus with on-site residential facilities for staff, students, and their families. Since it first opened its doors in September 1959, a variety of approvals have been granted to the Seminary allowing up to a 1,000 student population, up to 192,600 square feet of floor area, and 304 residential units, in addition to selling off a portion of its land to fund school related improvements and capital projects.

North Coast Land Holdings submitted Master Plan Amendment, Precise Development Plan, Vesting Tentative Map, Use Permit, and Tree Removal Permit applications to the Marin County Planning Division On October 20, 2015. The North Coast applications will be carefully reviewed by County staff, the Strawberry Design Review Board, the Marin County Planning Commission, and finally the Marin County Board of Supervisors, to be sure that what is proposed fits Marin County's land use and real estate development policies. Before any decision is made, the County will do a thorough Environmental Impact Report, which will analyze a wide variety of potential impacts including effects to traffic congestion and natural resources. All

along the way, the community and wider public will be invited to be heard and provide detailed input and comment.

Complete project information will be made available at the Planning Division's office in room 308 of the Marin Civic Center, open Monday through Thursday from 8 AM until 4 PM, and project plans will be available on the Planning Division's website at: <http://www.marincounty.org/depts/cd/divisions/planning/projects>.

For more information on the project and the planning process, please contact Jeremy Tejirian, Planning Manager at (415)473-3798 or via email at [jtejirian@marincounty.org](mailto:jtejirian@marincounty.org).