

**Marin County Planning Commission**  
**Regular Meeting**  
**Monday March 02, 2026 1:00 P.M.**

1. **INITIAL TRANSACTIONS – PLANNING COMMISSION**

- a) **ROLL CALL:** The meeting was called to order by Chair Gregory Stepanicich at 1:02 p.m.

*Present at Roll Call: Margot Biehle, Margaret Curran, Leila Monroe Claudia Muralles, Robert Sandoval, Gregory Stepanicich*

*Absent at Roll Call: Rebecca Lind – Arrived late at 1:07pm*

Community Development Agency staff present: Deputy Director of Planning Services, Jeremy Tejriran; Community Development Agency Director, Sarah Jones; County Counsel, Brandon Halter; Principal Planner, Anna Leanza; Principal Planner, Jillian Zeiger; Principal Planner, Michelle Levenson; Environmental Coordinator, Rachel Reid; Tammy Taylor, Senior Planner; Administrative Services Technician, Raysheina de Leon; Planning Commission Secretary, Sindy Palencia. Ascent Environmental Consulting staff present: Project Manager, Tanya Jones.

- b) **Minutes – December 8, 2025**

M/S Margaret Curran, Margot Biehle to approve minutes of the meeting on December 08, 2025 as presented with revisions by Gregory Stepanicich.

Vote: Motion Carried 7-0

AYES: Margot Biehle, Margaret Curran, Rebecca Lind, Leila Monroe, Claudia Muralles, Robert Sandoval, Gregory Stepanicich

ABSTAINED:

- c) **Communications**

None

2. **DIRECTOR'S REPORT**

Jeremy Tejriran gave Director's Report.

- a) Preliminary agenda discussion – Jeremy gave update.

3. **OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)**

People from the public spoke.

4. **Countywide Plan/Housing Element Annual Progress Report (APR)**

Anna and Jillian gave a power point presentation.

Staff answered questions from the Commission.

Jillian reported on the Housing Element Annual Progress Report that included progress towards meeting housing production and program goals for calendar year 2025.

5. **Public Hearing and Recommendation on the North Coast Land Holdings LLC Community Plan Amendment, Master Plan, Design Review, Tree Removal Permit, Master Use Permit and Vesting Tentative Map, and Environmental Impact Report (EIR) Certification, at 201 Seminary Drive, community of Strawberry, Mill Valley**

Michelle, Tammy, and Tanya gave power point presentation.

Applicant gave power point presentation.

Members of the public spoke.

Staff answered questions from the Commission.

Commissioners deliberated on the project.

Following the staff presentation and public hearing, Planning Commissioners requested further clarification on the following items: (1) more information and an analysis of the commitments contained in the Environmental Settlement Agreement between the applicant and the Seminary Neighborhood Association, dated March 1, 2026; (2) the status of the "1953 Conditional Use Permit" authorizing the on-site educational use; (3) with regard to the multi-story buildings proposed in the Hodges/Shuck Planning Area, more information regarding the number of units that would be housed in the proposed buildings given the condition of approval requiring that these buildings be reduced in height, as well as where the residual units would be located; (4) the feasibility of providing Class II bicycle lanes throughout the site; and (5) whether a retaining wall would be needed to contain the fill material that would be placed to raise the playing field and design details such as lighting, etc. in the playing field area.

Greg stated the recommendation on the North Coast Land Holdings LLC application and CEQA determination (Item No. 5) would be continued to the March 30, 2026 Planning Commission meeting.

Meeting adjourned at 4:52pm.

**Marin County Planning Commission**  
**Regular Meeting**  
**Monday March 30, 2026; 11:00 A.M.**

1. **INITIAL TRANSACTIONS – PLANNING COMMISSION**

- a) **ROLL CALL:** The meeting was called to order by Chair Gregory Stepanicich at 11:23 a.m.

*Present at Roll Call: Margot Biehle, Margaret Curran, Rebecca Lind, Leila Monroe  
Claudia Muralles, Gregory Stepanicich*

*Absent at Roll Call: Robert Sandoval*

Community Development Agency staff present: Community Development Agency Director, Sarah Jones; County Counsel, Brandon Halter; Principal Planner, Michelle Levenson; Environmental Coordinator, Rachel Reid; Senior Planner, Tammy Taylor; Robin Fies, Environmental Planning Aide; Administrative Services Technician, Raysheina de Leon.

Ascent Environmental Consulting present: Project Manager, Tanya Jones; Project Principal, Curtis E. Alling; Deputy Project Manager, Tristan Evert.

- b) **Minutes – March 2<sup>nd</sup>, 2026**

M/S Claudia Muralles, Peggy Curran to approve minutes of the meeting on March 2<sup>nd</sup>, 2026 as presented with revisions by Gregory Stepanicich.

Vote: Motion Carried 6-0

AYES: Margot Biehle, Margaret Curran, Rebecca Lind, Leila Monroe, Claudia Muralles, Gregory Stepanicich

ABSTAINED:

- c) **Communications**

None

2. **DIRECTOR'S REPORT**

Michelle Levenson gave the Director's Report.

- a) **Preliminary Agenda Discussion Items**

Michelle gave an update on upcoming hearing items.

3. **OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)**

One person from the public spoke.

4. **North Coast Land Holdings LLC Community Plan Amendment, Master Plan, Design Review, Tree Removal Permit, Master Use Permit and Vesting Tentative Map, And Certification of the Environmental Impact Report (EIR) at 201 Seminary Drive, community of Strawberry, Mill Valley**

Michelle and Tanya gave power point presentation.

Staff answered questions from the Commission.

**Break for lunch: 12:46pm**

**Back from lunch: 1:47pm**

Applicant gave power point presentation.

Members of the public spoke.

Staff and applicant answered questions from the Commission.

Planner Summary: The Commission asked several questions of staff regarding the proposed project and recommended resolutions as summarized below:

- A. Clarification regarding the maximum allowable density for the project, and provisions of State Density Bonus Law including those pertaining to concessions, incentives, and waivers of development standards, as well as replacement housing units and affordability;
- B. Clarification regarding emergency access and evacuation, traffic and the project description including the future educational use;
- C. Hydrology concerns related to site drainage and proposed conditions of project approval;
- D. Clarification regarding the proposed Vesting Tentative Map application and how it relates to rental units, units available for ownership, and parcel taxation;
- E. The 1984 Master Plan and previously authorized subdivisions of the property, and how these relate to the 1953 Conditional Use Permit for the educational use;
- F. The Environmental Settlement Agreement between the applicant and the Seminary Neighborhood Association and how the commitments in the Agreement have been incorporated into the recommended resolutions before the Commission;
- G. Clarification regarding the suggested traffic measures as described in the Fehr and Peers report, dated August 29, 20205;
- H. Clarification regarding the playing field and the placement of excavated material and how this relates to the CEQA analysis and the recommended resolutions;

- I. Residential units proposed at Chapel Hill, design guidelines contained in the Strawberry Community Plan, and State Density Bonus Law;
- J. Construction noise and additional restrictions on construction activities as these relate to the County's construction ordinance and the CEQA analysis;
- K. The proposed daycare and fitness center and the commitments contained in the Environmental Settlement Agreement;
- L. Future educational uses and potential amendments to the 1953 Conditional Use Permit; and
- M. The proposed arbor in the Chapel Hill area and the desire to maintain views.

The Planning Commission proceeded to vote on the following resolutions:

- (1) **Certification of the Environmental Impact Report (EIR).** Motion to adopt the resolution recommending approval of the certification of the Environmental Impact Report (EIR) to the Board of Supervisors (BOS) for the North Coast Land Holdings LLC Community Plan Amendment, Master Plan, Design Review, Tree Removal Permit, Master Use Permit and Vesting Tentative Map application (the "Project"), proposed at 201 Seminary Drive, in the community of Strawberry, Mill Valley.

M/S Rebecca Lind, Leila Monroe.

- Margot Biehle: no
- Peggy Curran: yes
- Rebecca Lind: yes
- Leila Monroe: yes
- Claudia Muralles: yes
- Gregory Stepanicich: yes

- (2) **Community Plan Amendment.** Motion to adopt the resolution recommending denial of the Community Plan Amendment to the BOS.

M/S Rebecca Lind, Peggy Curran.

- Margot Biehle: yes
- Peggy Curran: yes
- Rebecca Lind: yes
- Leila Monroe: yes
- Claudia Muralles: yes
- Gregory Stepanicich: yes

**Break at 5:04pm**

**Back from break 5:14pm**

- (3) **Master Plan.** Motion to adopt the resolution recommending approval of the alternative Master Plan Resolution to the BOS for the Project with the following modifications: (a) modify Condition of Project Approval III-B-Daycare and Fitness Center to reflect that any remaining fitness center capacity not filled by on-site residents may be offered to nearby residents provided that they reside within the boundaries of the Strawberry Recreation District; and (b) include a new condition of project approval stating that the pergola proposed in the Chapel Hill Planning Area shall be designed to preserve views in the area while providing shade and a sense of place, as subject to future Design Review approval. Further the Planning Commission expressed concern with the height of the playing field and requested that the BOS examine this project element further as informed by additional information provided by staff. Motion passes with revisions as indicated.

M/S Rebecca Lind, Claudia Muralles

- Margot Biehle: yes
- Peggy Curran: yes
- Rebecca Lind: yes
- Leila Monroe: yes
- Claudia Muralles: yes
- Gregory Stepanicich: yes

- (4) **Design Review and Tree Removal Permit.** Motion to adopt the resolution recommending approval of the alternative Design Review and Tree Removal Permit Resolution to the BOS for the Project with the following modification: include a new condition of project approval that references the color palette provided by the applicant at the March 30, 2026 hearing as a reference point for the building colors for the Project. Motion passes with revision as indicated.

M/S: Rebecca Lind, Peggy Curran

- Margot Biehle: yes
- Peggy Curran: yes
- Rebecca Lind: yes
- Leila Monroe: yes
- Claudia Muralles: yes
- Gregory Stepanicich: yes

- (5) **Master Use Permit.** Motion to recommend approval of the resolution approving the Master Use Permit application with the following modification: add a new Condition of Project Approval to reflect that any remaining fitness center capacity not filled by on-site residents may be offered to nearby residents provided that they reside within the boundaries of the Strawberry Recreation District. Motion passes with revision as indicated.

M/S Rebecca Lind, Claudia Muralles

- Margot Biehle: yes
- Peggy Curran: yes
- Rebecca Lind: yes
- Leila Monroe: yes
- Claudia Muralles: yes
- Gregory Stepanicich: yes

- (6) **Vesting Tentative Map.** Motion to recommend approval of the resolution approving the Vesting Tentative Map application.

M/S Rebecca Lind, Peggy Curran

- Margot Biehle: yes
- Peggy Curran: yes
- Rebecca Lind: yes
- Leila Monroe: yes
- Claudia Muralles: yes
- Gregory Stepanicich: yes

**Meeting adjourned at 5:52pm.**

