

MARIN COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. _____

A RESOLUTION TO APPROVE THE NORTH COAST LAND HOLDINGS LLC MASTER USE PERMIT APPLICATION (P1490) 201 SEMINARY DRIVE, MILL VALLEY (ASSESSOR’S PARCEL NOs:043-261-25, 043-261-26, 043-262-03, 043-262-06, 043-401-05, 043-401-10, 043-401-16, 043-402-03, and 043-402-06)

SECTION I: FINDINGS

WHEREAS, the applicant, North Coast Land Holdings LLC, requests Master Use Permit approval for the following uses associated with the North Coast Land Holdings Master Plan application:

The applicant requests Master Use Permit approval for a day care (e.g., child day-care center) and a fitness center (e.g., health/fitness facilities). The uses would be located in a proposed 20,000 square foot shared building (subject to future Design Review approval) located in the central portion of the site, east of the playing field. The existing day care would be re-located from its current location (Academic Building) to the proposed building and would have an enrollment of up to 60 children, with preference given to families in the community. Parking would be provided in an existing parking structure and hours of operation would be Monday through Friday, 7:30am to 6:00pm (excluding national holidays, the week of Christmas, and one week in the spring). The daycare would be staffed by 16 employees, with eight to 12 employees working onsite on any given day. Deliveries would occur daily from 7:30am to 6:00pm.

The proposed fitness center would include a half-basketball court, cardiovascular and resistance training equipment, roof deck for fitness activities, outdoor workout area, reception area, locker rooms, offices and restrooms. The fitness center would also include existing playground equipment that would be relocated from the foot of Dormitory Hill; parking would be provided in an existing adjacent parking area. The proposed hours of fitness center operation would be 5:30am to 8:00pm daily. Membership would be limited to on-site residents, affiliates of the academic campus, and residents of the surrounding community that are within walking distance of the facility. The fitness center would be staffed by two to three full-time employees and deliveries would occur daily.

The project is proposed at 201 Seminary Drive, on APNs 043-261-25, 043-261- 26, 043-262-03, 043-262-06, 043-401-05, 043-401-10, 043-401-16 043-402-03 and 043-402-06, in the community of Strawberry.

WHEREAS, Master Use Permit approval is required pursuant to Marin County Development Code Section 22.49.020 as multiple conditional uses (per Table 2-4 of the Marin County Development Code), a child day-care center and health/fitness facility, are proposed on a single site.

WHEREAS, on March 2, 2026, and March 30, 2026, the Marin County Planning Commission held a duly noticed public hearing to take public testimony and consider the project. At the conclusion of the March 30, 2026 hearing, the Planning Commission recommended approval of the project.

WHEREAS, on June 9, 2026, the Marin County Board of Supervisors held a duly noticed public hearing to take public testimony and consider the project.

WHEREAS, the proposed project is consistent with the Marin Countywide Plan (CWP), the Strawberry Community Plan and the Amendments to the Strawberry Community Plan 1982, as the uses that are the subject of the Master Use Permit application are project elements of the North Coast Land Holdings Master Plan. The North Coast Land Holdings Master Plan contains mitigation measures and other required project conditions that ensure that implementation of the master plan is consistent with the Marin Countywide Plan, Strawberry Community Plan, and the Amendments to the Strawberry Community Plan 1982.

WHEREAS, the proposed project is consistent with the North Coast Land Holdings Master Plan as summarized below:

The North Coast Land Holdings Master Plan contemplates the redevelopment of the former Baptist Seminary campus to provide a diverse mix of housing types (senior, market rate and affordable), while preserving, enhancing and providing new public access trails, playing fields, and walkways. In addition, the Master Plan and associated Master Use Permit provide provisions for a day care center and fitness facility in response to community need. The proposed project that is the subject of the Master Use Permit application was contemplated in the North Coast Land Holdings Master Plan and evaluated in the project environmental impact report. Further, those conditions of approval including those mitigation measures prescribed in the project EIR and contained in the Master Plan are applicable to this Master Use Permit, as well as the future development contemplated and approved under the Master Plan consistent with the conditions of approval below.

WHEREAS, the proposed project is consistent with the mandatory findings for Master Use Permit approval (Marin County Code Section 22.49.040) as summarized below:

A. The proposed uses are allowed, as conditional uses, within the subject zoning district and comply with all of the applicable provisions of this Chapter.

The project site is zoned RMP 2.47 (Residential Multifamily Planned). Table 2-4 of the Marin County Development Code specifies those uses that are allowed in the RMP district. Consistent with the table, child day care centers and fitness centers are uses that are allowed with Use Permit approval.

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

Following an 18-month long process (Seminary Tomorrow) that included 50 meetings between the applicant and community members, the community expressed a need for the continuance

of a day care (a legal nonconforming day care currently exists on site) and the establishment of a fitness center. Like the existing day care, the proposed day care use would accommodate 60 children with preference given to families in the community. Parking would be provided in an existing parking structure and hours of operation would be Monday through Friday, 7:30am to 6:00pm (excluding national holidays, the week of Christmas, and one week in the spring). The daycare would be staffed by 16 employees, with eight to 12 employees working onsite on any given day. Deliveries would occur daily from 7:30am to 6:00pm. The fitness center would include various fitness facilities (e.g., half-basketball court, resistance and cardiovascular training equipment, etc.) and existing playground equipment from the foot of the Dormitory Hill Planning Area would be located to the fitness center. The fitness center would be open 5:30am to 8:00pm daily and membership would be limited to on site residents, affiliates of the campus and the surrounding community. The center would be staffed by two to three full-time employees and deliveries would occur daily. Both the daycare and fitness center would be housed in a proposed building that would be located adjacent to the existing playing field; the building would be subject to future Design Review approval.

The location of the uses would be located in an accessible portion of the site, and the size and hours of operation are compatible with the large site and consistent with the needs expressed by the community. Further, there is a need County-wide for facilities that provide early childhood education-the proposed childcare facility would feel a need not only in the community but for the County. To ensure that adequate parking is provided to service the use, a condition of approval has been included that requires the applicant to provide a parking study prior to the issuance of a Design Review decision for the building that would house the child care and fitness center. Due to the needs expressed by the community and the large nature of the site, the uses would be compatible with existing and future land uses in the area.

- C. That granting the Master 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 located.** The proposed uses would provide much needed services to the residents of the Strawberry community by providing additional fitness and early childhood education opportunities. The building that would house the uses is proposed in a developed area of the project site where existing access is available. As conditioned below, adequate parking would be required to serve the proposed uses. Therefore, the uses would not be detrimental to the public interest, health, safety and convenience or welfare of the County, nor would the uses be injurious to property or improvements in the vicinity and respective zoning district.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors approves the applicant's Master Use Permit application associated with the North Coast Land Holdings Master Plan subject to the conditions listed below.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. 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.

CONDITIONS OF PROJECT APPROVAL

CDA Planning Division

1. This Master Use Permit approval authorizes a day care (e.g., child day-care center) and fitness center (e.g., health/fitness facilities). The uses shall be located in a proposed 20,000 square foot shared building (subject to future Design Review approval) located in the central portion of the site, east of the playing field. The existing day care shall be re-located from its current location (Academic Building) to the proposed building and shall have an enrollment of up to 60 children. Parking shall be provided in an existing parking structure and hours of operation shall be Monday through Friday, 7:30am to 6:00pm (excluding national holidays, the week of Christmas, and one week in the spring). The daycare shall be staffed by 16 employees, with eight to 12 employees working onsite on any given day. Deliveries shall occur daily from 7:30am to 6:00pm. The daycare facility shall be limited to residents and individuals who live or work on-site. If the daycare facility does not reach capacity with individuals who live or work on-site, the facilities may be offered for use to people in the surrounding Strawberry neighborhood.

The authorized fitness center shall include a half-basketball court, cardiovascular and resistance training equipment, roof deck for fitness activities, outdoor workout area, reception area, locker rooms, offices and restrooms. The fitness center shall also include existing playground equipment that shall be relocated from the foot of Dormitory Hill; parking shall be provided in an existing adjacent parking area. The fitness center shall be staffed by two to three full-time employees and deliveries shall occur daily. The fitness facility shall be limited to residents and individuals who live or work on-site. If the fitness facility does not reach capacity with individuals who live or work on-site, the facility may be offered for use to people in the surrounding Strawberry neighborhood that reside within the boundaries of the Strawberry Recreation District. Restricting membership to residents residing in the District boundaries would aid in reducing project-related traffic in the project vicinity.

Community Development Agency

1. **NORTH COAST LAND HOLDINGS LLC MASTERPLAN.** The conditions of project approval contained in the North Coast Land Holdings LLC Masterplan are applicable to this Master Use Permit, as appropriate.

Department Of Public Works

1. **PARKING STUDY.** Provide a parking study for all uses not outlined in MCC 24.04.340. The parking study shall inform the number of parking spaces required for the day care and fitness center uses.

SECTION III: 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 three 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 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 IV: VOTE

APPROVED at a regular meeting of the MARIN COUNTY BOARD OF SUPERVISORS held on this 9th day of JUNE 2026 by the following vote:

AYES: SUPERVISORS

NOES: SUPERVISORS

ABSENT: SUPERVISORS

ERIC LUCAN, PRESIDENT
MARIN COUNTY BOARD OF SUPERVISORS

Attest:

CLERK