

MARIN COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. _____

A RESOLUTION TO APPROVE THE NORTH COAST LAND HOLDINGS LLC VESTING TENTATIVE MAP 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 Vesting Tentative Map approval associated with the North Coast Land Holdings application to create a total of 185 condominium units on two parcels. The parcels consist of (1) “Parcel One”, further identified as Lot 28 and APNs 043-261-25 and -26, that is 73.66 acres (3,208,629.9 square feet) in area; and (2) “Parcel Two”, further identified as Lot 26 and APN 043-401-16, that is 16.08 acres (700,444.8 acres) in area. The existing parcel property boundaries and parcel areas would not changed under the proposed Vesting Tentative Map.

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, Tentative Map approval is required pursuant to Marin County Development Code Section 22.80.030(A) as the development includes a subdivision that would create five or more condominiums. Consistent with Marin County Development Code Section 22.84.110(A) whenever the County’s Development Code requires that a Tentative Map be filed, a Vesting Tentative Map may be filed instead.

WHEREAS, on March 2, 2026, and March 30, 2026, the Marin County Planning Commission held duly noticed public hearings to take public testimony and consider the project. At the conclusion of the March 30, 2026 public 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 those portions of the Marin Countywide Plan (CWP), the Strawberry Community Plan and the Amendments to the Strawberry Community Plan 1982, that are applicable under State housing law. The vesting tentative map is an element of the North Coast Land Holdings Master Plan, which contains mitigation measures and other required project conditions that ensure that implementation of the project is consistent with those portions of the Marin Countywide Plan, Strawberry Community Plan, and the Amendments to the Strawberry Community Plan 1982, that are applicable under State housing law.

The Amendments to the Strawberry Community Plan 1982 contain policies and “development guidelines” pertaining to the project site such as a preferred residential density, prohibitions

regarding the nature of residential units at different locations on the site and a requirement to provide student housing units on the site. As the project is a qualifying “housing development project” under state housing law, in particular the State Density Bonus Law, the applicant is eligible for a potential maximum density as prescribed by the CWP Housing Element, as well as concessions and waivers to development standards which the applicant has elected to pursue. As required by State housing law, the County approved the applicant’s requests for incentives, concessions and waivers of development standards as summarized in the applicant’s Affordable Housing Plan in the Master Plan approval for the project because the applicant justified why the request complies with state law and has identified “actual and identifiable cost savings”. Further, the applicant has indicated that without the waivers to those development standards summarized in the Affordable Housing Plan, the construction of the project would be physically precluded. Therefore, the County granted relief from those requirements and standards enumerated in the applicant’s Affordable Housing Plan consistent with state law as detailed in the Master Plan approval.

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 provides provisions for a day care center and fitness facility in response to community need. The proposed project that is the subject of the Vesting Tentative Map 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 proposed Vesting Tentative Map, as well as the future development contemplated and approved under the Master Plan.

WHEREAS, the project is consistent with the mandatory findings for Tentative Map approval (Marin County Code Section 22.84.060) or Vesting Tentative Map approval (Marin County Code Section 22.84.110).

A. A Tentative Map shall be approved if the following findings can be made for each proposed parcel as well as the entire subdivision, including any parcel designated as a remainder in compliance with Map Act Section 66424.6.

1. The proposed subdivision including design and improvements is consistent with the Marin Countywide Plan and any applicable Community Plan or Specific Plan.

The proposed subdivision is contemplated under the North Coast Land Holdings Master Plan. As detailed in the Master Plan approval, the project is consistent with the provisions of the Marin Countywide Plan, the Strawberry Community Plan, and the Amendments to the Strawberry Community Plan 1982 that are applicable under State law. Conditions of project approval have been included to ensure that mitigation measures prescribed in the project EIR and contained in the Master Plan are applicable to the proposed Vesting Tentative Map, as well as the future development contemplated and approved under the Master Plan.

2. The site is physically suitable for the type and proposed density of development.

The applicant has proposed a “housing development project” under state law containing 337 residential units, and the Vesting Tentative Map would allow the applicant to offer some of the residential units as condominiums in the future and provide a diversity of housing types and financing options. The County cannot reduce the density of the project unless it can demonstrate that the project would have an adverse impact on public health or safety consistent with state law. The County determined that the density proposed with the project would not result in an adverse public health and safety impact as the applicant would be required to implement project conditions of approval as specified in the project Master Plan and would require the project to be constructed in compliance with County and State requirements and standards aimed at protecting public health and safety.

The site is large at 101.1 acres. The development would be primarily focused in developed areas and 80-percent of the site would remain as open area, walkways, trails and playing field(s) with implementation of the project. Existing private and County-maintained roads would be used to access the development with road extension limited to two roadway segments. Conditions of project approval have been included in the project Master Plan to ensure that mitigation measures proscribed in the project EIR are implemented, as well as other conditions of approval to ensure consistency with the County’s codes and policies.

Therefore, the site is suitable for the proposed subdivision and density, as consistent with state law.

3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or injure fish or wildlife or their habitat.

The project EIR evaluated the design of the project including the subdivision and the potential for impacts on fish, wildlife and associated habitats. The EIR concluded that with the implementation of mitigation measures enumerated in the project EIR any potential impacts to fish, wildlife and associated habitats would be below less than significant levels. Mitigation measures have been included in the conditions of project approval of the Master Plan.

4. The design of the subdivision and type of improvements is not likely to cause serious public health or safety problems.

The proposed subdivision would not involve the modification of existing property lines and if for condominium purposes only. The subdivision is subject to the North Coast Land Holdings LLC Master Plan which contains conditions of project approval to ensure that potential public health and safety problems are minimized.

5. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision. This finding may be made if the Review Authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Review Authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision.

The proposed development would maintain 70-percent of the site as open area with trails, walkways and playing fields that would continue to be made available to the public and the

design of the project would not conflict with existing access or use easements within the subdivision. To ensure that public access to the site provided, a condition of project approval has been included in the project master plan that requires the applicant to obtain approval of an "Open Area and Trail Improvement Program" prior to the issuance of project building permits. This requirement stipulates that provisions for the creation of easements for permanent dedication of trails, pathways, and open spaces are required.

6. The proposed subdivision is consistent with the Subdivision Design Standards contained in Chapter 22.82 of the Marin County Development Code (MCC), all other applicable provisions of the MCC, and any other applicable provisions of the County Code, and the Map Act.

Consistent with Development Code Section 22.82.020, the proposed residential units have been clustered in discrete, designated planning areas. Consistent with Development Code Section 22.82.030, conditions of project approval require the applicant to obtain approval of a drainage plan prior to the issuance of project development permits that complies with Title 24 of the Marin County Code. The project has been designed to conserve energy and includes low wattage lighting, solar panels, low water usage landscaping, biofiltration in storm drain system design, and energy efficient building materials, consistent with Development Code Section 22.82.040. The project includes a landscaping plan that includes the use of species native to Marin County, consistent with the landscape standards specified in Development Code Chapter 22.26. Street side landscaping has been conditioned to comply with the requirements of Title 24 of the Marin County Code, consistent with Development Code Section 22.82.080. The roads, driveways and sidewalks proposed with the project have been conditioned to meet specific requirements of the Department of Public Works, consistent with state law. To ensure that pathways and trails provided with the development comply with County requirements, an "Open Area and Trail Improvement Program" has been required and must specify trails and walkways widths, surfacing, connections, etc. This program will require approval by the County prior to the issuance of project development permits. In summary the project has been designed and contains conditions of project approval to ensure that the subdivision and associated development complies with the County's subdivision standards and the Map Act.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors approves the project described in condition of approval 1, subject to the conditions of project approval.

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.

SECTION III: CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Vesting Tentative Map approval authorizes the subdivision contemplated in the North Coast Land Holdings Master Plan that shall provide a total of 185 condominium units on two

parcels. The parcels consist of (1) "Parcel One", further identified as Lot 28 and APNs 043-261-25 and -26, that is 73.66 acres (3,208,629.9 square feet) in area; and (2) "Parcel Two", further identified as Lot 26 and APN 043-401-16, that is 16.08 acres (700,444.8 acres) in area. The existing parcel property boundaries and parcel areas shall not change under the authorized Vesting Tentative Map.

2. BEFORE RECORDATION OF THE SUBDIVISION, the applicant shall apply for and obtain Final Map Plan Check approval, as applicable, from the Planning Division.
 - a. Plans submitted for a Final map shall substantially conform to plans identified as Exhibit A, entitled "The Seminary Planning/Masterplan Resubmittal Set", consisting of 255 sheets, prepared by Mark Cavagnero Associates Architects and received in final form on April 23, 2024, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
 - b. The project authorized above is subject to the conditions of project approval for the North Coast Land Holdings Master Plan.
3. BEFORE FINAL MAP PLAN CHECK APPROVAL, the applicant shall apply for and obtain address assignments for the new lots.
4. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2026" with respect to all of the standard conditions of approval and the following special conditions:
 - a. Statement of conformance-landscape design professional (1)
 - b. Exterior lighting (3)
 - c. Waiver of public liability (4)
 - d. Tree protection zone fencing (6)
 - e. Tree protection zone encroachment (7)
 - f. Wetland protection fencing (8)
 - g. Exterior materials and colors (12)
 - h. Landscaping (13)
 - i. Water efficient landscaping (14)
 - j. Landscaping verification (15)
 - k. Utility undergrounding (16)

SECTION IV: 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 V: 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