

Page 1-5

BOARD OF SUPERVISORS OF THE COUNTY OF MARIN

ORDINANCE NO. 2818



AN ORDINANCE OF THE COUNTY OF MARIN, STATE OF CALIFORNIA,
RECLASSIFYING ASSESSOR'S PARCELS 43-261-20, 22 AND 43-262-03, 05
FROM RMP-2.1 TO RMP-2.47

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY
ORDAIN AS FOLLOWS:

SECTION I: Marin County Code Title 22 (Zoning) is hereby amended to reclassify Assessor's Parcels 43-261-20, 22 and 43-262-03, 05 from RMP-2.1 (Residential, Multiple Planned District, 2.1 units per acre) to RMP-2.47 (Residential, Multiple Planned District, 2.47 units per acre). To allow the development of a total of 364 housing units on the approximately 148 acre Golden Gate Baptist Theological Seminary property.

SECTION II: This Ordinance shall be and is hereby declared to be in full force and effect as of thirty (30) days from and after the date of its passage and shall be published once before the expiration of fifteen (15) days after its passage, with the names of the Supervisors voting for and against the same in the Mill Valley Record, a newspaper of general circulation published in the County of Marin.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin, State of California, on the 13th day of March 1984, by the following vote to-wit:

- AYES: Supervisors: Bob Stockwell, Harold Brown, Bob Roumiguere, Al Aramburu
- NOES: Supervisors: -
- ABSENT: Supervisors: Gary Giacomini

CHAIRMAN OF THE BOARD OF SUPERVISORS
COUNTY OF MARIN

Old Ord

43-261-03,05	BFC-RMP 2.1	2316
43-261-20,22	RMP 2.1	2760
		2238

ATTEST:

Van Gillespie
Clerk of the Board

RMP REZONING - GOLDEN GATE BAPTIST THEOLOGICAL SEMINARY -
STRAWBERRY AREA

RMP2.47
2818

BOARD OF SUPERVISORS OF THE COUNTY OF MARIN

ORDINANCE NO. 2819

2819



AN ORDINANCE OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, APPROVING
AN RMP MASTER PLAN OF ASSESSOR'S PARCELS 43-261-20, 22;
43-262-03, 05 LOCATED IN THE STRAWBERRY AREA

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY
ORDAIN AS FOLLOWS:

SECTION I: The Golden Gate Baptist Theological Seminary Master Plan on Assessor's Parcels 43-261-20, 22; 43-262-03, 05 is hereby approved, subject to the following conditions:

1. Development and use of the subject property shall be in substantial conformance with the plan prepared by Dan Coleman and Associates titled "Master Site Plan" and identified as Exhibit "A" and the text prepared by Dan Coleman and Associates identified as Exhibit "B" on file in the Marin County Planning Department, except as modified herein.
2. In order to comply with Marin County Code Chapter 22.97 (Provision for Low and Moderate Income Housing) the applicant shall provide four inclusionary housing units affordable to moderate income households and one lot for the development of an inclusionary housing unit or an in-lieu payment as provided for by Marin County Code Section 22.97.150. This requirement is based upon the following calculation: 36 market rate condominiums X 10% = 3.6 units - rounded up to 4 units; and 24 market rate lots X 5% = 1.2 lots - rounded down to 1 lot.
3. With the exception of the single-family residential lots, all property on the bay side of Seminary Drive owned by the Seminary shall be included in a permanent open space and public access easement. The Seminary is encouraged to consider dedication of this area to an appropriate public agency or private conservation organization.
4. The area of the four proposed "zero lot line" units along Storer Drive shall be used for two single-family detached homes so that the total new residential development on this cul-de-sac street is six homesites.
5. The area of the four proposed single-family lots on the bay side of Seminary Drive shall be utilized for three single-family homesites in order to provide maximum flexibility in designing and siting the future homes to save existing vegetation and minimize visual intrusion on Seminary Drive, Brickyard Park and the shoreline public access area.
6. The three proposed homesites eliminated in Conditions 4 and 5 above shall be transferred to three single-family detached homesites located on the downhill side of Willis Drive. The precise location of the building envelopes, setbacks, and lot lines for these units shall be designed to minimize visual impact, insure privacy between units, and preserve existing vegetation.

7. Prior to approval of Development Plans for any portion of the project, the following information shall be submitted for that portion of the site included in the development plan.

- a. Final grading plans showing existing and proposed grades, the extent of cut and fill and the slope angle of all banks.
- b. A proposed site plan for individual sites with the precise building locations, parking spaces, public areas, vehicle and pedestrian circulation, including access to adjoining streets. The number of parking space for each facility shall be delineated and the proposed number of parking spaces will be evaluated individually at the time of Development Plan Review.

Since it is contemplated that some home sites may be sold at a future date, Development Plan applications for areas in which sites may be sold, shall include plans indicating which sites and roads will be located outside of the Seminary boundary. It is anticipated that roads serving the home sites which are to be sold, will be required to be improved to standards as outlined in the Marin County Code and ultimately to be dedicated and accepted by the County as public streets.

- c. A plan showing how utilities are to be placed to serve the various facilities. The utilities serving the non-Seminary housing units must be public facilities located within appropriate easements or within the public right-of-ways. It is expected that these utilities will be constructed to meet standards of the appropriate utility company and will be accepted by that utility company.
- d. A complete landscape and irrigation plan designed to provide privacy between proposed and existing structures. All landscaping material chosen shall be of a size and heartiness to insure that the desired landscaping effects occur within the shortest time possible. In all cases, landscaping plans must be incorporated into the overall site design pattern. Development plan approval shall be conditioned to insure that such landscaping plans are installed as early as possible as part of the required site improvements.
- e. At the development plan stage, consideration should be given to establishing a tree trimming program to preserve views from existing residences.

8. Prior to issuance of building permits for any structure or approval of a tentative subdivision map, all elements of the soils report regarding slide repair and foundation design for the site in question shall be addressed through engineer plans for the subject structure or subdivision.

9. In addition to the standards contained on page 17 of Exhibit "B", the following design guidelines shall apply to the proposed Student Center and, where appropriate, shall be incorporated into the Development Plan application for that portion of the project.

- a. The Student Center should relate in design to the Cafeteria and should also be consistent with the architectural character of the classroom buildings. The buildings should not relate in design to the Library.
- b. To the extent possible, the Student Center Building and associated landscaping should be utilized to partially screen the north facing blank wall of the existing library.

10. In addition to the standards for the Classroom Building contained on pages 17 and 18 of Exhibit "B", the landscaping for this building should be designed to screen the structure from off-site view points to the south and southeast.
11. Since the site is a visually prominent focal point for all of Strawberry and southern Marin, the Chapel/Auditorium building shall be designed so as to have architectural significance. However, no such portion of the chapel structure shall exceed 24 feet above existing grade. The chapel shall have a tapered appearance and avoid any solid mass-like appearance. The design shall take into account the view from existing residences on Milland Drive. This may entail the use of story poles or any other necessary devices to indicate visual impact. The applicant may submit a design indicating a greater height provided that the views from existing homes are protected.
12. In addition to the standards contained on page 19 of Exhibit "B", the following designs guidelines shall apply to the proposed Gymnasium/Health Center and, where appropriate, shall be incorporated into the Development Plan application for that portion of the project.
 - a. The location of the Gymnasium/Health Center shall be reversed with the adjacent proposed tennis courts. The rear wall of the building shall be located adjacent to the northern hillside thereby reducing its mass as viewed from on-site and off-site locations.
 - b. The walls of the gym should be broken-up (off-set) to reduce its apparent bulk and windows may be used to break up the potentially blank facade. A substantial overhang could be designed into the roof in order to reduce the perception of height and create shadows on the wall which will further visually reduce the perceived bulk.
 - c. A major pedestrian connection shall be developed from the Gymnasium/Health Center facility to the main central campus parking area.
 - d. The view of the Gymnasium/Health Center and tennis courts from Seminary Drive shall be minimized through the use of earth berms and landscaping.
13. The Development Plan for the Gymnasium/Health Center portion of the Master Plan area shall include a statement as to the intended use of the gymnasium, such as: open to Seminary use only, open to non-Seminary users, available for sports tournaments, etc. Based upon this statement, additional parking may be required in the vicinity of the gym or an area may be required to be reserved for future parking requirements. If required, this parking shall be located along the Hodges Drive frontage of the facility, shall not intrude into the meadow area, and shall be screened from the Seminary Drive area.
14. In addition to the standards contained on page 21 of Exhibit "B", the following design guidelines shall apply to the proposed Central Campus Student/Faculty Housing and where appropriate should be incorporated into the Development Plan application for that portion of the project.
 - a. The Student Housing should be of a similar scale and density as the existing housing.

- b. The three larger rectangular buildings proposed for the south end of upper dormitory hill should be off-set similar to other proposed buildings on the hill, to avoid the boxy look of existing units in Village I.
15. In addition to the standards contained on page 22 of Exhibit "B", the following design guidelines shall apply to the Student/Faculty Housing on the Shuck Drive Knoll and where appropriate shall be incorporated into the Development Plan application for that portion of the project.
 - a. The building should be designed with varying roof pitches and eaves in order to make the units more visually compatible with the roof lines on the single-family homes on Ricardo Road.
 - b. The buildings should be one story and be designed to appear single-family detached in character and the height of the downhill wall below the unit should be minimized.
 - c. The landscape plan for this portion of the project should be designed to visually screen and reduce the perceived height of the rear elevations as seen from adjacent properties.
 - d. The building colors should be primarily earthtones in order to visually blend the buildings into the hillside.
 16. In addition to the standards contained on pages 22-24 of Exhibit "B" the following design guidelines shall apply to the detached single-family homesites and, where appropriate, shall be incorporated into the Development Plan application for that portion of the project.
 - a. The single-family detached homes on Storer Drive should be sited as close to the road as possible in order to minimize grading, the height of homes and potential intrusion on the privacy of adjacent residential properties.
 - b. Landscaping shall be used to assure maximum privacy between units.
 - c. Given the long length and curvature of the proposed Storer Road cul-de-sac, a sign should be installed at Chapel Drive to indicate that this is not a through road.
 - d. Because the three single-family home sites located south of Seminary Drive will not be as highly visible as the Chapel Drive homes, fencing may be permitted in this area. The driveway for the lot closest to the intersection of Seminary/Great Circle Drives should be restricted to the west end of the lot, to avoid what could appear as a fourth leg of the intersection. The building envelope on the homesite closest to Strawberry Point should be selected to maintain generally open view corridors from both Great Circle Drive and East Strawberry Drive, looking west.
 - e. The maximum height of the six single-family detached homes along Chapel Drive shall be 25 feet above the natural grade and the maximum height of the other 16 homes shall be 30 feet and not the 36 feet included in Exhibit "B".

- f. Existing healthy and well-established live oak and cypress trees in the area of the three homesites on Seminary Drive should be saved. The Development Plan/Tentative Map application for this portion of the project shall clearly show the location of significant trees and the extent of proposed grading.
 - g. In order to minimize the intrusion on the natural appearance of the visible south facing slope below Chapel Drive, rear yards and associated downhill landscaping should be minimized and all landscape screening should be located as close to the building perimeter as possible. These homes should not have rear or side yard fences.
 - h. In developing specific building envelopes of the Development Plan/Tentative Map stage, the trade-offs between the proposed or reduced front yard setbacks (which would reduce visual impact and likewise the availability of driveways for off-street parking) shall be taken into consideration.
 - i. The Development Plan/Tentative Subdivision Map for the single-family lots shall include building envelopes and/or easements which clearly establish the location of homes, swimming pools, fences and decks; and a method maintaining landscaped common areas outside the building envelopes.
17. In addition to the standards contained on page 25 of Exhibit "B" the following design guidelines shall apply to the condominium units and, where appropriate, shall be incorporated into the Development Plan application for that portion of the project.
- a. The buildings shall be small scale in character and have pitched roofs of varying height and direction of pitch.
 - b. The second and third floors of the buildings should be stepped back creating the visual image of smaller floors on each succeeding upper floor. Upper floors should be provided with balconies and roof decks which provide an opportunity for landscaping on upper floors and visual variety to the exterior of the building.
 - c. Tall expanses of walls or windows should be avoided.
 - d. The overall height of each building should be varied. However, the maximum height of any building shall not exceed 30 feet as specified in Marin County Code, Section 22.47.024.
 - e. An earthen berm and appropriate landscaping shall be utilized along the Seminary Drive frontage to minimize the visibility of the condominiums and the swimming pool fence.
 - f. The existing vegetation to be removed on the west side of the proposed access road should be retained if possible, or be replaced with similar native type vegetation.
 - g. This Master Plan approval for a maximum of 36 units is based upon the premise that the units will be an average of 1500 square feet. If at the Development Plan stage the proposed units are larger, the number of units shall be reduced proportionately.

- h. The alternative of locating the condominium units adjacent to or set into the hillside at the rear of the bowl shall be explored at the Development Plan stage. The advantages/disadvantages of the alternative shall be considered in relation to increased setbacks and reduced visibility from Seminary Drive, increased costs, as well as other considerations.
 - i. All grounds, recreation areas and public areas shall be landscaped and maintained by a Homeowners Association.
 - j. The view impact on Seminary Drive and the existing homes on Great Circle Drive shall be considered in the design of these units.
18. Unless the off-site traffic improvements specified in the amended Strawberry Community Plan are first designed and installed by the developer of the Strawberry Spit project, the County shall hold public hearings to develop a cost sharing formula for the specified improvements prior to issuance of a building permit and/or recording of a final subdivision map for any of the facilities included in this Master Plan. These improvements include the following:
- a. The widening and reconstruction of Redwood Highway Frontage Road from De Silva Drive to the end of the existing 3-lane section north of Seminary Drive.
 - b. The reconstruction of the intersection of the Seminary Drive interchange ramps and Redwood Highway Frontage Road including the installation of a traffic signal.
 - c. The installation of a sidewalk on East Strawberry Drive from Great Circle Drive to Strawberry Point School.

All of the above traffic mitigation improvements included in the cost sharing formula shall be completed or bonded for prior to issuance of any building permit or approval of any final subdivision map and shall be completed prior to release of an occupancy permit for any of the structures.

19. With the approval of this Master Plan, the previously approved 1959 Campus Plan Use Permit shall become null and void and of no further effect or benefit.
20. Separate water, gas, and electric lines and individual meters shall be installed for the 24 single-family homesites and the 36 condominiums.
21. All new electric, telephone, and cable T.V. lines shall be installed underground.
22. Water conservation measures including the following shall be incorporated into the project.
- a. Water pressure shall not exceed 50 P.S.I. at the highest fixture unit in each structure.
 - b. Water conserving fixtures shall be used wherever possible.
 - c. Drought tolerant landscaping and efficient irrigation systems shall be used.

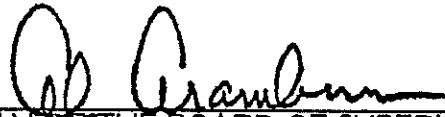
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AYES: Supervisors: Bob Stockwell, Harold Brown, Bob Roumiguere, Al Aramburu

NOES: Supervisors: -

ABSENT: Supervisors: Gary Giacomini



CHAIRMAN OF THE BOARD OF SUPERVISORS
COUNTY OF MARIN

ATTEST:



Van Gillespie
Clerk of the Board

RMP-MASTER PLAN - GOLDEN GATE BAPTIST THEOLOGICAL SEMINARY -
STRAWBERRY AREA