

Tam Design Review Board
C/O Alan Jones, 304 Laurel Way, Mill Valley, CA 94941
AGENDA - Public Hearing - March 1, 2017

Call to order: 7PM NOTE: NEW LOCATION FOR THIS MEETING ONLY

Approval of minutes of Feb 15, 2017

Correspondence

Public comment on items not on the agenda

- 1. Weissman (Dipsea Ranch) Master Plan (P1589)**, 357 and 455 Panoramic Highway
Mill Valley, CA 94941 Parcel Numbers: 046-221-07 and 046-161-11
Applicant: Dan Weissman Planner: Jocelyn Drake

The applicant is requesting Master Plan approval to subdivide an existing 8.29 acre lot, located at 455 Panoramic Highway in Mill Valley (APN 046-161-11), into 13 single-family residential lots. The northern end of the property is presently developed with a single-family residence. Also included in the Master Plan proposal is an adjacent 1.86 acre lot, located at 357 Panoramic Highway (APN 046-221-07, which is presently undeveloped.

Per the application, the new residential lots would range in size from 13,112 square feet in size to 27,314 square feet in size. Nine of the lots are proposed to be developed with market rate units and 4 of the lots are proposed to be developed with affordable housing units, available to residents 55 years and older. In addition, the smaller lot located at 357 Panoramic Highway (APN 046-221-07) is proposed to be developed with one new single-family residence.

The proposed residential units will consist of one of four proposed designs. Four of the proposed market rate units, which will be located on the northern portion of APN 046-161-11, are slated to be approximately 6,000 square feet in size. Each of the units are proposed to be entitled to include either a 750 square foot detached or attached second unit. The 4 affordable senior housing units, which would be located along the eastern portion of APN 046-161-11, are anticipated to be approximately 2,300 square feet in size. The 5 remaining market rate units, which would be located across the new road from the affordable units, are proposed to be terraced downhill from the new road. Each of the 5 units is proposed to be approximately 6,000 square feet in size, with approximately one-third of the structure stepped into the hillside. The 5 units will be entitled to include a 750 square foot second unit, either attached or detached. The single market rate residential unit proposed on APN 046-221-07 will also be terraced downhill from Panoramic Highway. The unit will be approximately 6,000 square feet in size. An entitlement for a 750 second unit, either attached or detached, will be coupled with the new unit as well.

In addition to the applicant's proposal to create 13 new residential lots, construct 14 new residences, and construct roadway and utility improvements necessary to serve the newly proposed lots, applicant is proposing to implement a number of conservation and site restoration measures. These additional measures are intended to address environmental impacts that resulted from past land use practices, in addition to any potential impacts that may occur as a result of the proposed development project. The majority of the measures are targeted toward restoration of the Redwood Creek watershed, as the project site is located on the upper reaches of intermittent streams that feed into the watershed, with portions of the project site encumbered by Stream Conservation Areas.

The information above is excerpted from the Notice and Referral of Planning Application dated February 15, 2017 posted online. Plans and documents related to the application can be found on the County website at <http://www.marincounty.org/depts/cd/divisions/planning/projects>. Click on "Tamalpais Valley" and the project name. Those interested can subscribe to the project page to receive email updates on the status of the application.

MEETING LOCATION: MUIR WOODS PARK CLUBHOUSE, 40 Ridge Ave, Mill Valley, CA 94941
TDRB is advisory to the Marin County Planning Department.