

**Tam Design Review Board**  
c/o Doron Dreksler, 433 Wellesley Ave., Mill Valley, CA 94941  
**AGENDA - Public Hearing - May 2, 2018 - 7:00 PM**

**Call to order: 7PM**

- Approval of minutes of April 18, 2018
- Correspondence
- Public comment on items not on the agenda

**1. Weissman (Dipsea Ranch) Land Division (P1589)**

455 Panoramic Highway Mill Valley, CA 94941 Parcel Number: 046-161-11  
Applicant: Dan Weissman Planner: Curtis Havel

**PROJECT SUMMARY:**

The project applicant, Dan Weissman, has submitted a revised project in response to the April 3, 2017 status letter from the Marin County Community Development Agency. The project was reduced in scope from 13 lots to 3 lots, no longer includes a proposal to extend the sewer line, and has limited access to the site to one point along Panoramic Highway. The revised project is described in more detail below, and in the attached project description from the project applicant.

The applicant is requesting approval to subdivide an existing 8.29-acre lot into 3 single-family residential lots. The new residential lots would range in size as follows:

Proposed Lot Number:	Proposed Lot Area:
1	2.22
2	0.89
3	5.18

Residential development currently exists at the property and access to the site is proposed to be provided via the existing entry driveway at 455 Panoramic Highway. The project includes a proposal to install two new on-site sewage disposal systems to serve Lots 2 and 3. Water service would be provided by the Marin Municipal Water District (MMWD). The project also includes the incorporation of a storm water management plan that utilizes a system of storm drains, cisterns and bioswales to address runoff.

Zoning: RMP-0.5 (Residential, Multi-family Planned District, 1 unit per 2 acres)  
Countywide Plan Designation: PR (Planned Residential)  
Community Plan: Tamalpais Area Community Plan

**2. Preview without action, plans that may appear on future agendas**

**MEETING LOCATION:** Muir Woods Park Clubhouse, 40 Ridge Ave, Mill Valley, CA 94941

*TDRB serve as an advisory and resource body and liaison to the Board of Supervisors, Community Development Agency, Planning Commission and Community*  
<http://www.marincounty.org/depts/cd/divisions/planning/projects>