

**Marin County Planning Commission  
Regular Meeting  
Monday, July 27, 2020, 1:00 P.M.**

1. INITIAL TRANSACTIONS

*ROLL CALL* The meeting was called to order by Chair Margaret Curran at 01:14 p.m.

Present at Roll Call: Margot Biehle; Margaret Curran; Christina L. Desser; Don Dickenson; John Eller; David Paoli; Peter Theran.

Community Development Agency staff present: Current Planning Manager Jeremy Tejirian; Environmental Manager Rachel Reid, Planner Sabrina Sihakom; Planning Commission Secretary Ana Hilda Mosher.

Department of Public Works staff present: Principal Civil Engineer Berenice Davidson.

Environmental Consultant: Dan Sicular.

a. Minutes – July 20, 2020

M/s Margot Biehle - Don Dickenson to approve the minutes of the July 20, 2020 meeting as presented.

Vote: Motion carried 7-0

AYES: Margot Biehle; Margaret Curran; Christina L. Desser; Don Dickenson; John Eller; David Paoli; Peter Theran.

b. Communications

There were no communications.

2. DIRECTOR'S REPORT

a. Preliminary Agenda Discussion Items

Current Planning Manager Jeremy Tejirian provided an update on future Planning Commission agenda items.

Assistant Director Tom Lai briefed the Commission on the CDA Performance Plan.

3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)

No one addressed the Commission.

#### 4. DIPSEA RANCH (WEISSMAN) LAND DIVISION (TENTATIVE MAP) AND MITIGATED NEGATIVE DECLARATION

Commissioner Dickenson said he wanted to mention his historic involvement in the Weissman property. 30 years ago, he was a County planner involved in the original application and approved the original house which has been remodeled. He noted that he is a member of the Board of Directors of the Marin Open Space Trust. The Board was contacted in 2018 about the transfer of the lower property on Panoramic Highway that was originally part of the larger subdivision. The Board determined that the appropriate agency was the State Parks Department since it is adjacent to the State Parks Department. There have been discussions between the Marin Open Space and the State Parks Department, Commissioner Dickenson has avoided any involvement in those discussions. He has no financial interest in the property or outcome of this application and does not have any conflict of interest. Commissioner Dickenson received an email from Mr. Weissman, but he did not respond to it. Commissioner Dickenson stated for the record that he does not feel that his involvement with this property prejudices his objectivity.

Commissioner Desser said Mr. Weissman called her on July of 23, 2020 at the suggestion of Supervision Rodoni. They had a brief conversation mainly saying that he had been working on this for a long time and was hoping that it could be resolved today.

Commissioner Paoli said that he visited the site. Mr. Weissman walked with him and went into the history of the long process he had been through.

Planner Sabrina Cardoza presented the staff report and recommended that the Planning Commission review the administrative record, conduct a public hearing, adopt the Mitigated Negative Declaration and approve the Dipsea Ranch (Weissman Land Division (Tentative Map) based on the findings and subject to the conditions contained in the Resolution.

Staff answered questions from the Commission.

Public testimony was opened, and the following people spoke: Representing the applicant: Dan Weissman.

Representing organizations: Andrea Montalbano, Tamalpais Design Review Board; Judy Schriebman, Sierra Club, Marin Group; Logan Link, Chair Tamalpais Design Review Board; Laura Chariton, Watershed Alliance of Marin.

Representing the public: Greg Burg; Ariel Rabin; Jim (did not disclose last name); Bernard Ayling; Loni Barback; Erik Halterman; Eli Cohen; James Reid; Kurt Alwater; Keren Amit Bigio; Louette Colombano; Dave Floater; Scott Summit; Daniel Rabin.

Public testimony was closed.

Applicant Dan Weissman, CDA and DPW staff answered questions from the Commission.

The Commission discussed the merits of the project.

M/s Christina L. Desser - John Eller to approve the Dipsea Ranch (Weissman) Land Division (Tentative Map) and adopt the Negative Declaration for 55 Panoramic Highway in Mill Valley, Assessor's Parcel 046-161-11. And that the lot line between parcel one and parcel three be adjusted such that the existing leach fields for parcel one are contained entirely within that parcel, and that the building envelope for parcel three be adjusted accordingly.

Vote: Motion carried 7-0

AYES: Margot Biehle; Margaret Curran; Christina L. Desser; Don Dickenson; John Eller; David Paoli; Peter Theran.

This decision is appealable to the Marin County Board of Supervisors no later than eight business days from the date of this decision.

The next Planning Commission meeting is scheduled for August 10, 2020, at 1:00 P.M.

The meeting was adjourned at 4:15 P.M.

### **Webcast Timestamps**

00:00:05 – Initial Transactions

00:01:32 – Minutes

00:03:03 – Director's Report

00:27:30 – Communications

### **Dipsea Ranch (Weissman) Land Division (Tentative Map) and Mitigated Negative Declaration**

00:33:59 – Staff Report

00:45:54 – Commissioners' Questions

01:03:25 – Public Testimony

02:09:11 – Commissioners' Questions and Comments

02:56:11 – Motion and votes

03:02:46 – Adjourn