



**NOTICE OF MARIN COUNTY PLANNING COMMISSION HEARING**  
**Dipsea Ranch (Weissman) Land Division (Tentative Map) and Mitigated Negative**  
**Declaration**  
Project ID P1589

NOTICE IS HEREBY GIVEN that the Marin County Planning Commission will consider issuing a decision on the Dipsea Ranch (Weissman) Land Division (Tentative Map) and Mitigated Negative Declaration during a public hearing scheduled on Monday, July 27, 2020. The applicant for the project is Daniel Weissman, and the property is located at 455 Panoramic Highway, Mill Valley, further identified as Assessor's Parcel 046-161-11.

The applicant and property owner, Daniel Weissman, has submitted a proposal to subdivide an existing 8.29-acre property currently developed with one single-family residence and detached accessory structures into three single-family residential lots with proposed building envelopes on each lot. The new residential lots would range in size as follows:

Proposed Lot Number	Proposed Lot Area (acres)
1	2.22
2	0.89
3	5.18

The subject property is a roughly boot-shaped lot with the upper northern and lower southeastern property lines located along Panoramic Highway. The applicant proposes to provide access to the existing and new lots via the existing entry driveway at 455 Panoramic Highway located along the upper portion of the site.

The project entails site improvements to accommodate the new lots, including: the installation of two new on-site sewage disposal systems to serve Lots Two and Three; the installation of a storm water management system inclusive of storm drains, cisterns, and bioswales to address run off; and the improvement of the existing driveway to extend access to Lots Two and Three.

Pursuant to Section 22.80.030 of the Marin County Development Code, Tentative Map approval is required for the subdivision of an existing lot into two or more proposed lots.

For more information about the application, please visit the Planning Division's project webpage at: [https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/weissman\\_mp\\_p1589\\_mv](https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/weissman_mp_p1589_mv). Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates.

In compliance with local and state shelter-in-place orders, and as allowed by Governor Newsom's Executive Order N-29-20, the Planning Commission will not be providing a location for the public to attend the hearing in person. Members of the public may attend and participate in this Planning Commission hearing online, using Zoom. To participate in a Planning Commission hearing please visit the Planning Commission hearings webpage at: <https://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/planning-commission-hearings-page> and follow the instructions provided.

The time of the hearing will be indicated on the hearing agenda posted on the Planning Commission hearing webpage one week before the hearing. A staff report will be available on the project webpage and the Planning Commission hearing webpage on Monday, July 20, 2020.

If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Agency, Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).)

July 8, 2020

Sabrina Cardoza  
Planner



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at [disabilityaccess@marincounty.org](mailto:disabilityaccess@marincounty.org) at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.