



April 2, 2017

Daniel Weissman
456 Panoramic Hwy
Mill Valley, CA 94941

RE: Dipsea Ranch Watershed Restoration, Affordable Housing and Master Plan (Weissman)
357 and 455 Panoramic Hwy, Mill Valley
Assessor's Parcels 046-161-11 and 046-221-07
Project ID P1589

Dear Mr. Weissman,

In accordance with the Permit Streamlining Act, planning staff mailed you a Project Status letter on March 9, 2017. The letter solely pertained to the "completeness" of your Master Plan application, which was submitted on February 9, 2017. In addition, our office has received a number of letters and emails from neighbors of the project site and members of the community. The public comment letters received thus far have been provided to you via email.

In addition to the review of development applications for completeness, planning staff evaluates proposed projects for conformance with the County's policies and regulations, as well as the applicable community plan. Upon further review of your proposed project, I would like to offer the following preliminary merits comments. These comments are not intended to serve as a complete analysis of the project's conformance with the policies and regulations that apply to your project. Additional merits concerns may arise as I move forward in my review of the project; however it is important that I to bring a few key policy concerns I have at this stage in my review to your attention at this time.

Marin County Development Code Consistency

As reflected in your application materials, following Master Plan approval, you intend to subdivide the larger lot into 13 separate lots. Twelve new single-family residences (the lot is currently developed with one residence), including nine market-rate units and four affordable housing units, would then be constructed on the newly created lots.

The residential density identified on APN 046-161-11 by the governing zoning district, RMP-0.5, is a total of four units; however the maximum density of four units is intended for multi-family development. Multi-family development typically results in substantially less ground disturbance and site impacts overall per unit. When combined with the fact that the RMP-0.5 zoning district is a planned zoning district, in which clustered development is encouraged, your proposal to construct 13 detached single-family residential units by means of a density bonus is a departure from the intent of the zoning district standards.

Further, in your application materials, you indicate that four of the 13 lots proposed on the larger lot, APN 046-161-11, are intended to be developed with affordable senior housing units. Pursuant to Marin County Development Code Sections 22.22.110 and 22.22.120(C), inclusionary units must be made available to the "general public." An age limit may only be placed on inclusionary units if that same restriction is placed on the market-rate units.

Tamalpais Area Community Plan Consistency

The Tamalpais Area Community Plan contains a number of policies that pertain to the proposed project. The Tamalpais Design Review Board evaluated your project application in conjunction with the 30 day completeness review and the Board has submitted preliminary comments regarding your project's consistency with the community plan. While staff and the Design Review Board will have an opportunity to weigh in on your project's consistency with the community plan as we move forward in the planning process, I wanted to bring your attention one particular policy contained in the Tamalpais Community Plan. Within Appendix B of the Community Plan, there is a table titled "Residential Floor Area Formula for Substandard or Lots on >25% Slope". While this table is not directly applicable to your future subdivision application, it is applicable to the Master Plan and the future development of the lots you are proposing to create through the Master Plan and subdivision process. Upon review of the proposed Master Plan and proposed future lot lines, it does not appear that the home sizes included in your Master Plan materials are consistent with the permitted floor area indicated in the Tamalpais Area Community Plan policies for steep lots.

Recommendations

Planning staff recommends that you consider making revisions to your project that would bring the project into greater conformance with the aforementioned Development Code and Tamalpais Area Community Plan policies. Moving forward, the path of least resistance would be to revise your project to include residential units devoid of age restrictions that also utilizes the 35% State density bonus, for a total of 7 units (not including Accessory Dwelling Units). Such a project would be consistent with the County's affordable housing policies, as well as eliminate the discretion associated with requesting a density bonus above 35%. Further, a project design that incorporates a multifamily component, with home sizes designed to be consistent with the Tamalpais Area Community Plan policies regarding floor area on steep lots, would be more consistent with the County's planned zoning district and community plan standards.

Please do not hesitate to call me at (415) 473-6245 or contact me via email at jdrake@marincounty.org as questions arise regarding your application or the development review process.

Sincerely,

Jocelyn Drake
Senior Planner

cc: Jim Malott, P.O. Box 555, Tiburon, CA 94920