PLANNING DIVISION TRANSMITTAL

**TO:** Department of Public Works (DPW), Land Development Division

 Environmental Health Services, EHS

**FROM:** Michelle Levenson, Senior Planner

**DATE:** October 7, 2022

**RE:** AL Residence 3 LLC Use Permit

200 Atherton Avenue, Novato

Assessor's Parcel 143-190-88

Project ID P3803

**APPLICANT**: Camille Hildebrand

camillehildebrand@gmail.com

**CONTACT:** Camille Hildebrand

415-686-6127

missheidigregory@gmail.com

**DECISIONMAKER FOR THIS APPLICATION:** Deputy Zoning Administrator

## PROJECT SUMMARY

The applicant requests Conditional Use Permit approval to establish a group home for a maximum of 10 residents on a development lot in Novato (an existing group home for a maximum of 6 residents currently exists on the site). No improvements to existing structures are proposed with the project.

In accordance with the Marin County Development Code Section 22.08.030, a group home for 7 or more residents requires conditional use permit approval in the respective zoning district.

Zoning-ARP (Agriculture, residential, planned)

Countywide Plan Designation-SF3 (Single family)

Countywide Plan-Greenpoint

For more information on this application, please visit the Planning Division’s website at: <http://www.marincounty.org/depts/cd/divisions/planning/projects>. 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.

## AGENCY RESPONSE

In your response to this transmittal, please provide the following information:

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency’s standards.
2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency’s standards, please list the information that you will need to make this determination.
3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency’s standards.
4. If the project needs to be substantially modified to comply with your agency’s standards, please describe the scope of those modifications.

In your response, please indicate whether you would like to impose requirements on the project. We will forward your comments to the applicants/owners so they are aware of your agency’s requirements. In some cases, we may incorporate your agency’s discretionary requirements into conditions of approval. Please note that conditions of approval for discretionary planning permits may be overturned on appeal to the Planning Commission or Board of Supervisors. We will send you a copy of the final decision if the project is approved.

If you wish to recommend that the application be deemed incomplete, you must provide your request for additional information by October 28, 2022. Otherwise, please provide your comments on the merits of this application by November 7, 2022**.**

Please contact me at (415) 473-3615 or mlevenson@marincounty.org if you have any questions. Thank you.