



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Omran Design Review
Project ID P3061

March 2, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the **Omran Design Review** application to provide us with written comments on the project by **March 16, 2021**. The applicant for the project is Eric Layton, on behalf of property owners, Peter and Tanya Omran, and the property is located at 402 Bloom Lane, Novato, further identified as Assessor's Parcel 146-340-38.

The applicant requests Design Review approval to construct a 994-square-foot first-story addition and 264-square-foot second-story addition to the existing 2,457 square feet residence on a developed lot in the Indian Valley area of Novato. The proposed 1,258 square feet addition, in combination with existing development on the site, would result in 4,337 square feet of development and a floor area ratio of 1 percent. The proposed building would reach a maximum height of 23 feet above surrounding grade, and the exterior walls would have the following setbacks: 42 feet, six inches from the front (east) property line; forty feet from the side (south) property line; 40 feet from the side (north) property line; and over 100 feet from the rear (west) property line. Other improvements include reduction of the existing garage 76 square feet to create a laundry room and pantry, interior remodel, new roof dormers and general site improvements including landscaping work.

Design Review is required under Marin County Code Section 22.42.020(B) because the project entails construction of a new structure in a lot that would contain more than 3,500 square feet of floor area with the proposed development

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:

DECISIONMAKER FOR THIS APPLICATION: N/A

Zoning: A2-B4 (Agricultural, one acre minimum lot size)

Countywide Plan Designation: SF3 (Single-Family, one unit per one to five acres)

Community Plan: Indian Valley Community Plan

Owner: Peter and Tanya Omran
Phone: 949-667-3077 | Email: peteromran@gmail.com

Applicants: Eric Layton | PatriARCH Architecture
300 Riviera Circle, Larkspur, CA 94939
Phone: 415-203-2493 | Email: elayton.arch@gmail.com

In your response to this referral, 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.

Please contact me at (415) 473-2755 or ibereket@marincounty.org if you have any questions. Thank you.

Immanuel Bereket
Senior Planner