

**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION
Ozeran Design Review and Tree Removal Permit**

**Decision:
Date:**

**Approved with Conditions
September 14, 2026**

Project ID No: P6343

Applicant(s): Hannah Ozeran
Owner(s): Hannah Ozeran
Assessor's Parcel No(s): 143-380-20
Property Address: 260 Crest Road, Novato
Project Planner: Megan Alton
(415) 473-6235
megan.alton@marincounty.gov

Signature:

Megan Alton

Countywide Plan Designation:
Community Plan Area:
Zoning District:
Environmental Determination:

SF3 (Rural/Residential)
Green Point
ARP-2 (Agriculture Residential Planned)
CEQA Guidelines section 15303 Class 3 and 15304,
Class 4

PROJECT SUMMARY

The applicant requests Design Review approval to construct a new 1,200 square foot single family residence on a vacant lot in unincorporated Novato. The applicant also requests Tree Removal Permit approval for the removal of two protected trees. The 1,200 square feet of proposed development would result in a floor area ratio of 0.06 percent on the 190,167 square foot lot. The proposed building would reach a maximum height of 19 feet 4 1/2 inches above surrounding grade and the exterior walls would have the following setbacks: 30 feet 2 inches from the southern property line; and more than 100 feet from all other property lines. Various site improvements would also be entailed in the proposed development, including a new septic system, driveway parking area and fire truck turnaround.

Design Review approval is required because the project is located in a Planned Zoning District.

COUNTYWIDE PLAN CONSISTENCY

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.
- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.
- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
- F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
- H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.
- I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

COMMUNITY PLAN CONSISTENCY

The proposed project is consistent with the Green Point Community Plan because it would not encroach into wetlands north of State Route 37 and would not adversely affect the existing network of roads and trails in the area.

DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Design Review (Marin County Code Section 22.42.060)

- A. The proposed development complies with either the Single-family or Multi-family Residential Design Guidelines, as applicable, the characteristics listed in Chapter 22.16 (Discretionary Development Standards) and 22.32.168 (Tidelands), as well as any

applicable standards of the special purpose combining districts provided in Chapter 22.14 of this Development Code.

There are no standards provided in Chapter 22.14 that apply to the project and the development would not occur within a tidelands area. The proposed project is consistent with the Design Guidelines and Discretionary Development Standards because it is designed to avoid adversely affecting natural resources or the character of the local community. The project's consistency with the standards and guidelines most pertinent to the subject property is discussed below.

SITE PREPARATION: Development Standards J.1 through J.6; Design Guidelines A-1.2 through A-1.4

The project has been sited to minimize grading by locating the proposed residence in close proximity to existing access and by siting the structure on a relatively level portion of the site. Construction of drainage improvements would be required consistent with the Department of Public Works (DPW) requirements, and stormwater would be collected and conveyed to a drainage system. The project site is heavily vegetated with existing mature trees. The project proposes the removal of up to two protected trees to accommodate the development of a new single-family residence.

BUILDING LOCATION: Development Standards D.1 through D.4; Design Guidelines D-1.6

The project has been sited in the most accessible portion of the site. The project is not located near a ridgeline and the property is moderately sloped with an average slope of 29 percent based on the property records on file with the County of Marin.

PROJECT DESIGN: Development Standard I.1 and I.2; Design Guideline D-1.7

The maximum height of the proposed structure would be 19 feet 4 1/2 inches above surrounding grade, well below the 30-foot height limit established by the ARP-2 (Agriculture Residential Planned) zoning district. An earthen-tone color pallet would be utilized for the exterior materials and would include a variety of exterior finishes that complement each other. This design would include use of a blue/gray lap siding and a dark gray asphalt composition roofing. Therefore, the project is consistent with this finding.

MASS AND BULK: Design Guidelines D-1.1 through D-1.5

The proposed structure is a modest single story 1,200 square foot single family residence. As such, the structure does not include long linear unbroken rooflines in excess of 50 feet. The proposed design does not include any cantilevered elements. Therefore, the project is consistent with this finding.

EXTERIOR LIGHTING: Development Standard G; Design Guideline C-1.11

The selected light fixtures complement the architectural design of the residence and are shielded and pointed downward, so light is not cast upward. The proposed fixtures will be reviewed to ensure they are shielded, and the lighting is directed downward before issuing a Building Permit.

LANDSCAPING AND VEGETATION REMOVAL: Development Standard F; Design Guideline A-1.1

The project does not propose any landscaping to the site however, as described above, the project proposes the removal of two trees that are of a protected size. The project site has previously been described as a declining forest of California bay trees on the lower portion of the property with the remainder of the site being described as an oak woodland with blue, valley, and coast live oaks. While no landscaping is proposed, the Novato Fire Protection District (NFD) will require that a Vegetation Management Plan (VMP) - Fuels Management Plan that conforms to Standards #210 be submitted to the Fire Marshal for review after the Building Permit is issued.

ACCESS: Development standard C; Design Guidelines A-1.5

The project is accessed by Crest Road, a County-maintained roadway. The driveway proposed with the project will be required to comply with the Department of Public Works and the Novato Fire Protection District's standards for driveways and parking areas.

NEIGHBORHOOD COMPATABILITY: Design Guidelines B-1.1, C-1.1 through C-1.3, C-1.7

The project would be consistent with the key design principles of the Single-family Residential Design Guidelines in that the residence would maintain adequate setbacks from surrounding properties to preserve adequate space, light, and a sense of openness between properties. The project is consistent with the neighborhood with regard to bulk, massing, siting, and aesthetics.

B. The proposed development provides architectural design, massing, materials, and scale that are compatible with the site surroundings and the community.

As discussed in detail above, the project has been designed to harmonize with its surroundings through the use of earthen tone materials and variety in design elements. The size of the residence is in keeping with other residences in the area and the height of the residence complies with the maximum height for the respective zoning district.

C. The proposed development results in site layout and design that will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties.

The proposed development would maintain sufficient setbacks from all property lines thereby maintaining existing levels of sun and light exposure levels and privacy enjoyed by adjacent properties. Proposed exterior lighting would be directed downward and shrouded, minimizing the potential for glare and light pollution on neighboring residences.

D. The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.

The project has been reviewed by the Department of Public Works (DPW) and by the Novato Fire Protection District (NFD) for compliance with standards for parking, grading, and

drainage, which will be verified during the Building Permit process, thus ensuring the project would not affect rights-of-way or pathways for circulation.

E. The proposed development will provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.

As discussed above, the project would maintain generous setbacks and provide appropriate separation between buildings and development on adjacent properties. While no landscaping is proposed, the Novato Fire Protection District (NFD) will require that a Vegetation Management Plan (VMP) - Fuels Management Plan that conforms to Standards #210 be submitted to the Fire Marshal for review after the Building Permit is issued.

Mandatory Findings for Tree Removal Permit (Marin County Code Section 22.62.050)

The project is consistent with the mandatory findings for Tree Removal Permit approval for the reasons discussed below.

- A. The tree removal would not be located in close proximity to streams, wetlands, shorelines, or habitats for special status species of plants or animals.
- B. The tree removal would not destabilize steep slopes or substantially decrease privacy, wind screening, or the aesthetic quality of the property.
- C. The tree removal is necessary for the full enjoyment of the property and the surrounding area would continue to support ample native vegetation, consistent with fire safety requirements.

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Design Review approval authorizes the construction of a new 1,200 square foot single family residence on a vacant lot in unincorporated Novato. This Tree Removal Permit authorizes the removal of two protected trees. The 1,200 square feet of approved development would result in a floor area ratio of 0.06 percent on the 190,167 square foot lot. The approved building would reach a maximum height of 19 feet 4 1/2 inches above surrounding grade and the exterior walls would have the following setbacks: 30 feet 2 inches from the southern property line; and more than 100 feet from all other property lines. Various

site improvements would also be entailed in the proposed development, including a new septic system, driveway parking area and fire truck turnaround.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Manufactured Home Plans," consisting of 30 sheets prepared by JPW Development, received in final form on July 20, 2026, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2026" with respect to all of the standard conditions of approval.

VESTING

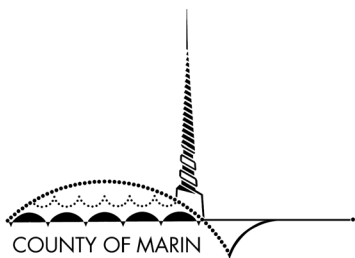
Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

RIGHT TO APPEAL

This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision (September 24, 2026).

Attachments:

1. Marin County Uniformly Applied Conditions 2026
2. Transmittal Response from Marin County Environmental Health Services – Water, May 18, 2026
3. Transmittal Response from the North Marin Water District, May 28, 2026
4. Transmittal Response from Marin County Environmental Health Services – Septic, May 29, 2026
5. Transmittal Response from the Novato Fire District, June 1, 2026
6. Transmittal Response from the Department of Public Works – Land Division, August 4, 2026



**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO PLANNING PERMITS**

2026

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. If the project is subject to the affordable housing requirements of Development Code Chapter 22.22, the applicant shall provide a copy of the affordable housing plan required by Development Code section 22.22.110 to the CDA Planning Division following its approval by the CDA Housing Division.
3. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin and shall cooperate fully in the defense.
4. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
5. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of

the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment

into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Wildlife, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.

17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 60 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 120 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 180 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

INTERDEPARTMENTAL TRANSMITTAL
MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES
ROOM 283, 499-6907

DATE: May 18, 2026

TO: Megan Alton, Senior Planner

FROM: Shari Holloway, Senior EHS

RE: Hannah A. Ozeran

AP#: 143-380-20

ADDRESS: 260 Crest Road Novato

Project ID Project ID P6343

TYPE OF DOCUMENT	
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☒ **DESIGN REVIEW**

LAND DIVISION

USE PERMIT

VARIANCE

MASTER PLAN

COASTAL PERMIT

LOT LINE ADJ.

☒ **OTHER (Tree
Removal - Minor)**

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:

☒ **WATER**

SEWAGE

SOLID WASTE

POOLS

HOUSING

FOOD ESTABLISHMENT

THIS APPLICATION IS FOUND TO BE:

☒ **FIND IT COMPLETE.**

FIND IT INCOMPLETE UNTIL THE ITEMS LISTED BELOW HAVE BEEN SUBMITTED.

FIND IT ACCEPTABLE AS PRESENTED, WITH THE FOLLOWING CONDITIONS.

RECOMMEND DENIAL FOR THE REASONS LISTED BELOW.

WATER:

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.
Application is complete.
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.
N/A
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.
Feasible as proposed.
4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.
N/A

EHS NOTE: EHS has confirmed that this parcel is currently served by an existing North Marin Water District (NMWD) water meter.



999 Rush Creek Place
P.O. Box 146
Novato, CA 94948-0146

PHONE
415-897-4133

EMAIL
info@nmwd.com

WEB
www.nmwd.com

May 28, 2026

Community Development Department
COUNTY OF MARIN
Attn: Megan Alton
3501 Civic Center Drive, #308
San Rafael, CA 94903

Re: Ozeran Residence
APN 143-380-20 Permit #P6343
260 Crest Road, Novato

Ladies and Gentlemen:

This letter is response to a building permit application with the County of Marin for the proposed manufactures home project to the above referenced property.

The North Marin Water District (NMWD) currently provides high pressure potable domestic water service to the above referenced property from a 1-inch service lateral with a 5/8-inch water meter. In addition, NMWD has an 8-inch distribution pipeline at this site.

Fire Sprinklers

If fire sprinklers are required by the local fire authority, replacement and upsizing of both the service lateral and water meter will be necessary in order to provide adequate water flow required by the new sprinkler system. Please visit <https://nmwd.com/business/engineering-services/> to apply with the District.

This response regards potential fire protection requirements. The owner should be directed to the local fire authority for determination of all final fire requirements for the project. The North Marin Water District should be informed of any changes or new requirements related to fire protection.

Water Conservation

The project must conform to the North Marin Water District's Mandatory Water Conservation Measures. For the full scope of the required water conservation measures for both indoor fixtures/appliances and landscaping refer to District Regulation 15 (section e. and f.) at www.nmwd.com/about/regulations/.

Occupancy approval will not be granted until compliance with water conservation measures, as applicable, can be verified. Please contact the District Water Conservation Coordinator at (415) 761-8933 if you have any question regarding clarification of required water conservation measures or plan submittal requirements.

Cross-Connection and Backflow Protection

Installation of an above-ground, reduced pressure principle (RPP) backflow prevention device at the meter will be required in accordance with District Regulation 6 at www.nmwd.com/about/regulations/ and California Department of Health Regulations (Title 17).

Upon installation, an inspection report (including device testing) must be completed and returned to the District prior to the commencement of business activities. Please contact our Cross-Connection Control Technician at (415) 761-8948 or backflow@nmwd.com if you have

any questions regarding clarification of cross-connection and/or backflow protection requirements.

Should you have any questions regarding this matter, please contact our Engineering Services Representative at (415) 761-8935.

Sincerely,

A handwritten signature in black ink that reads "Lia Solar". The signature is written in a cursive, flowing style.

Lia Solar
Engineering Services Rep.

Cc: Novato Fire Protection District
prevention@novatofire.org

Hannah Ozeran & Dan LanFranco
Hannah.ozeran@gmail.com

INTERDEPARTMENTAL TRANSMITTAL
MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES
ROOM 236, 415-473-6907

DATE: May 29, 2026

TYPE OF DOCUMENT	
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TO: Megan Alton, Senior Planner

☒ DESIGN REVIEW

FROM: Becky Gondola, Senior REHS

LAND DIVISION

RE: Ozeran Design Review and Tree
Removal Permit P6343

USE PERMIT

VARIANCE

AP#: 143-380-20

MASTER PLAN

ADDRESS: 260 Crest Rd. Novato

COASTAL PERMIT

LOT LINE ADJ.

☒ OTHER

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:
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WATER

☒

SEWAGE

SOLID WASTE

POOLS

HOUSING

FOOD ESTABLISHMENT

THIS APPLICATION IS FOUND TO BE:

☒ **FIND IT COMPLETE.**

FIND IT INCOMPLETE UNTIL THE ITEMS LISTED BELOW HAVE BEEN SUBMITTED.

FIND IT ACCEPTABLE AS PRESENTED, WITH THE FOLLOWING CONDITIONS.

RECOMMEND DENIAL FOR THE REASONS LISTED BELOW.

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.

Yes, the application materials are complete.

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.

N/A

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.

The project is feasible as proposed

4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

N/A



NOVATO FIRE DISTRICT

95 Rowland Way, Novato, CA 94945

Permit Conditions of Approval

Date 06/01/2026

Permit Number: NFPD-2026-0000205/ P6343

Project Address: 260 CREST RD, NOVATO, CA, 94945

Applicant: HANNAH OZERAN

Issued By: Justin Conner, Deputy Fire Marshal

CONDITIONS OF APPROVAL

The following items shall be addressed to the satisfaction of the Novato Fire Protection District prior to issuance of building permits unless otherwise approved by the Fire Marshal.

1. Fire Apparatus Access Road

The fire apparatus access road shall comply with Novato Fire Protection District Standard #210 and California Fire Code Section 503. Fire access roads shall provide a minimum unobstructed width of 20 feet, minimum vertical clearance of 14 feet, all-weather surface capable of supporting fire apparatus loading, and approved turning radii. Final dimensions and grades shall be verified during building permit review. Reference: NFD Standard #210; CFC §503.

2. Fire Apparatus Turnaround

The proposed hammerhead turnaround shall be designed and constructed in accordance with Novato Fire Protection District turnaround standards. Final turnaround dimensions shall be provided on construction documents and approved by NFD prior to permit issuance. Reference: CFC §503; NFD Standards #210 through #215.

NOVATO FIRE DISTRICT

3. Fire Hydrant Installation and Water Supply

The plans identify a proposed fire hydrant; however, detailed hydrant specifications, fire flow information, and water system design have not been provided as part of this design review package. The applicant shall coordinate with the North Marin Water District (NMWD) to determine hydrant location, water main requirements, fire flow availability, and any required system improvements. Documentation demonstrating compliance with required fire flow and hydrant placement shall be submitted to the Novato Fire Protection District for review and approval during building permit review.

All required fire hydrants shall be installed and operational prior to combustible construction unless otherwise approved by the Fire Code Official.

Reference: 2025 California Fire Code Sections 507 and 508; Novato Fire Protection District Ordinance 2025.

4. Address Identification

Approved address numbers shall be installed and visible from Crest Road and from the fire apparatus access roadway. Addressing shall comply with NFD Standard #205 and California Fire Code Section 505. Address signage location is shown on the plans; final size, visibility, and installation details shall be verified during permit review. Reference: CFC §505; NFD Standard #205.

5. Residential Fire Sprinkler System

The plans identify the residence as sprinklered. An NFPA 13D automatic fire sprinkler system shall be installed throughout the residence. Separate fire sprinkler plans and hydraulic calculations shall be submitted to NFD for review and approval under a separate permit. Reference: NFD Ordinance 2025 Section 903.2.1; CFC Chapter 9.

6. Vegetation Management Plan

A complete Vegetation Management Plan shall be submitted to and approved by NFD prior to issuance of building permits. The plan shall comply with NFD Standard #220 and the 2025 California Wildland-Urban Interface Code. Reference: NFD Standard #220; CWUIC 2025.

NOVATO FIRE DISTRICT

7. Defensible Space

The property shall provide and maintain defensible space in accordance with the approved Vegetation Management Plan, NFD Standard #220, Chapter 49 of the California Fire Code, and the California Wildland-Urban Interface Code. Final defensible space distances shall be determined through the Hazard Assessment Matrix process. Reference: NFD Standard #220; CFC Chapter 49.

8. WUI Compliance

The structure is located within a designated Wildland-Urban Interface area and shall comply with all applicable provisions of the 2025 California Wildland-Urban Interface Code, including ignition-resistant construction requirements, ember-resistant vents, roofing, exterior wall assemblies, decking, projections, and opening protection requirements. Reference: 2025 CWUIC.

9. Gates (If Applicable)

Any gate installed across the fire apparatus access roadway shall comply with California Fire Code Section 503 and Novato Fire Protection District requirements for emergency access. Reference: CFC §503.6; NFD Standard #210.

10. Knox Access (If applicable)

If required by the Fire Code Official, Knox access equipment shall be installed in locations approved by NFD prior to occupancy. Reference: CFC §506; NFD Standard #202.

11. Fire Department Review of Building Permit Plans

This review is limited to the conceptual design review application. Detailed building permit plans shall be submitted to NFD for final fire and life safety review. Additional conditions may be imposed based upon final construction documents, water system information, fire flow calculations, grading plans, and Vegetation Management Plan review.

NOVATO FIRE DISTRICT

FIELD VERIFICATION

All approvals, dimensions, fire apparatus access features, turnaround configurations, hydrant locations, water supply information, vegetation management measures, address signage, fire sprinkler requirements, and other fire protection features are subject to field verification by the Novato Fire Protection District.

The Fire Code Official reserves the authority to require modifications to approved plans where field conditions differ from submitted plans or where necessary to achieve compliance with the 2025 California Fire Code, 2025 California Wildland-Urban Interface Code, Novato Fire Protection District Ordinance 2025, and adopted Novato Fire Protection District Standards.

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

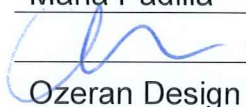
Inter-office Memorandum - Second Transmittal

DATE: August 4, 2026

DUE: August 5, 2026

TO: Megan Alton

FROM: Maria Padilla

APPROVED: 

RE: Ozeran Design Review and Tree

Removal Permit P6343

APN: 143-380-20

ADDRESS: 260 Crest Road

Novato, CA 94901

TYPE OF DOCUMENT

☒ DESIGN REVIEW

☐ COASTAL PERMIT

☐ LAND DIVISION

☐ VARIANCE

☐ USE PERMIT

☐ ADU PERMIT

☐ ENVIRONMENTAL REV.

☐ OTHER:

**Department of Public Works Land Use Division
has reviewed this application for content and:**

☒ Find it **COMPLETE**

☐ Find it **INCOMPLETE**, please submit items listed below

☐ Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

**Comments Included (Inc.) or
Attached (Att.) from other DPW
Divisions:**

☐ Traffic

☐ Flood Control

☐ Other: _____

Note to Applicant

1. Provide written approval from PG&E allowing work to be performed and improvements to be installed within PG&E Right of Way
2. Provide written approval to place utility lateral through 10' North Marin County Water District Easement

Merit Comments

Prior to Issuance of a Building Permit:

1. **Geotechnical Review and Acceptance:** The plans must be reviewed and approved by the soils engineer. Certification shall be either by his/her stamp and original signature on the plans or by a stamped and signed letter. Certification shall reference plans reviewed, specifying site, structural, and drainage plans with date of drawings, and verify that plans address any recommendations previously offered.

-END-