



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Shi Design Review
Project ID P3210

July 8, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the subject project provide us with written comments on the project by **July 23, 2021**.

The property is located at 5030 Paradise Drive, Tiburon, further identified as Assessor's Parcels 038-032-14 and 038-032-03.

The applicant's name and contact information are as follows:

Jun Shi
Judyshi0224@gmail.com
617-893-2568

Project Description

On June 24, 2021, the Planning Division received an application for a Design Review.

The applicant requests Design Review approval to construct 1,186 square feet of multi-story additions onto an existing 2,965 square-foot, two-story residence and a roof deck proposed to be located on an existing eight feet, seven inches tall, detached garage on a developed lot in unincorporated Tiburon. The 1,186 square feet of proposed development would result in a floor area of 4,151 square feet and a floor area ratio of 20 percent on the 20,276 square-foot lot.

The proposed additions on the residence would reach a maximum height of 30.08 feet above surrounding grade and the roof deck over the existing garage would maintain a height of eight feet, seven inches above surrounding grade. The exterior walls of the addition would have the following setbacks: 30 feet, two inches from the northwest front property line; five feet from the eastern side property line; four feet from the western side property line; 123 feet from the eastern rear property line. Various site improvements would also be entailed in the proposed development, including a swim space and minor landscaping modifications.

Design Review approval is required pursuant to Marin County Code Section 22.42.020.A because the project entails additions to a property located within a Planned District.

Zoning: BFC-RSP-2.18 (Bayfront Conservation, Residential, Single-Family Planned
Countywide Plan Designation: SF5 (Single-family, 2-4 units per acre)
Community Plan (if applicable): Not applicable

For more information about the Shi Design Review, please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> and refer to the "Tiburon" geographical location. Project plans, technical reports, 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 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) 473-3607 or scardoza@marincounty.org if you have any questions. Thank you.

Sabrina Cardoza

Sabrina Cardoza
Senior Planner