

Town of Tiburon

STAFF REPORT

AGENDA ITEM E4



.....

TO: **DESIGN REVIEW BOARD**

FROM: **KRISTIN KRASNOVE, ASSISTANT PLANNER**

SUBJECT: **3825 PARADISE DRIVE; FILE NO. 704162**
SITE PLAN AND ARCHITECTURAL REVIEW FOR CONSTRUCTION OF
AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE

MEETING DATE: **NOVEMBER 4, 2004** _____

.....

PROJECT DATA:

OWNER: VARDA RABIN
APPLICANT: EDWARD KIM
ADDRESS: 3825 PARADISE DRIVE
ASSESSOR'S PARCELS: 39-021-08,09,10,11,12
FILE NUMBER: 704162
LOT SIZE: 1,374,775 SQUARE FEET (31.3 ACRES)
ZONING: RPD (RESIDENTIAL PLANNED DEVELOPMENT)
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
FLOOD ZONE: C
DATE COMPLETE: OCTOBER 13, 2004

.....

PRELIMINARY ENVIRONMENTAL DETERMINATION

Town Planning Division Staff has made a preliminary determination that this proposal would be exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15301.

PROPOSAL

The applicant is requesting Design Review approval to construct an addition to an existing single-family dwelling located at 3825 Paradise Drive. The property consists of 31.6 acres of land between Paradise Drive and Hacienda Drive. The property is accessed off of Paradise Drive via a steep roadway. The site slopes up from the entrance to the existing residence, and then down again towards Hacienda Drive. The residence is not visible from surrounding properties. The existing residence is a two-level arc-shaped structure with the living room, dining room, library, family room, breakfast room, entryway, portico, gym, changing room, guestroom and caretakers unit on the main level. The upper level consists of 4 bedrooms, two baths, a gallery, playroom, master bedroom with bath, a study, and a bridge.

The applicant is requesting a floor area exception for the 1,228 square foot addition that includes enclosing the existing portico, and extending the existing living room and master bedroom. The proposed addition would enclose 619 square feet of the portico area, and 341



Town of Tiburon

STAFF REPORT

square feet would be added to the living room. The master bedroom would be extended by 268 square feet.

The proposed additions would increase the lot coverage by 341 square feet to 14,398 square feet (1.04%). The proposed addition would also increase the floor area of the house by 1,228 square feet, and would result in a total floor area of 9,058 square feet, which is 1,058 square feet greater than the maximum floor area permitted for a lot of this size.

ANALYSIS

Design Issues

A Precise Development Plan (the Rabin (Smith) Precise Development Plan, PD#20) was approved in 1991 for this property. The Precise Development Plan allows one single-family dwelling in this site, and established building envelopes for the property. The existing residence and proposed additions comply with these approved building envelopes.

The proposed portico enclosure would include new exterior walls with Bloomberg pocket doors and aluminum framed glass above the existing reflective pool. The master bedroom addition would extend the exterior walls out towards the rear to allow for a new massage room. The proposed living room addition would also extend the exterior wall out towards the rear to be flush with the existing dining room walls. The visual impacts would be minor, and the project would have little effect on the mass and bulk of the building. For these reasons, staff foresees no design issues with the project.

Zoning

As previously mentioned, the proposed dwelling would not comply with the floor area regulations for a lot of this size. In order to grant the requested floor area exception, the Board must make the following findings as required by Section 4.02.08 of the Tiburon Zoning Ordinance:

- 1. The applicant has demonstrated that the visual size and scale of the proposed structure is compatible with the predominant pattern established by existing structures in the surrounding neighborhood.**

Due to the size of the subject property, the existing residence is uniquely removed from most surrounding neighbors, and the additions would not significantly impact the visual size and scale of the proposed structure. No properties in the vicinity are visible, and therefore the proposed additions would not be incompatible with structures in the surrounding neighborhood.

- 2. The applicant has demonstrated that the proposed structure is compatible with the physical characteristics of the site. The characteristics include, but are not limited to, the scale of trees, rock outcroppings, stream courses, land forms, and the dimensions of the lot.**

Town of Tiburon

STAFF REPORT



The applicant has stated the proposed project would be compatible with the physical characteristics of the site because the building would not extend beyond the approved building envelope, and the additions would be positioned on a relatively flat portion of the lot where the current residence is located. The topography of the lot reduces the visual impact of the large structure on the property.

Public Comment

To date, no letters have been received regarding the subject application.

RECOMMENDATION

The Board should review this project with respect to Zoning Ordinance Sections 4.02.07 (Guiding Principles) and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15301. If the Board agrees with Staff's conclusions, Staff would recommend that the attached conditions of approval be applied.

ATTACHMENTS

1. Conditions of approval
2. Application and supplemental materials
3. Submitted plans

Town of Tiburon

STAFF REPORT



CONDITIONS OF APPROVAL

3825 PARADISE DRIVE

FILE #704162

1. This approval shall be used within three (3) years of the approval date, and shall become null and void unless a building permit has been issued.
2. The development of this project shall conform with the application dated by the Town of Tiburon on September 17, 2004, or as amended by these conditions of approval. Any modifications to the plans of September 17, 2004, must be reviewed and approved by the Design Review Board.
3. Plans submitted to the Building Division for plan check shall be identical to those approved by the Design Review Board. If any changes are made to the approved Design Review plans, the permit holder is responsible for clearly identifying all such changes when submitted to the Building Division for plan check. Such changes must be clearly highlighted (with a "bubble" or "cloud") on the submitted plans. A list describing in detail all such changes shall be submitted and attached to the building plans, with a signature block to be signed by the Planning Division Staff member indicating that these changes have been reviewed and are approved, or require additional Design Review. All changes that have not been explicitly approved by Staff as part of the Building Plan Check process are not approved. Construction that does not have Planning Division approval is not valid and shall be subject to stop work orders and may require removal.
4. The applicant must meet all requirements of other agencies prior to the issuance of a building permit for this project.
5. All exterior lighting fixtures must be down light type fixtures.