



Town of Tiburon

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- Construction of a one-story, 2,200 square foot addition to the existing fitness center, increasing its size to 4,500 square feet. The expanded structure would provide additional fitness equipment space, private studio space for yoga and aerobic activities, and floor exercise space.
- Adding two additional swim lanes to the existing main swimming pool.
- Installation of a small outdoor spa near the existing southern swimming pool and relocation of the existing children's pool.
- Construction of two unlighted tennis courts on the south side of Mar West Street, adjacent to the existing tennis courts.
- Replacement of the existing basketball and volleyball courts with a new outdoor sport court facility near the expanded fitness center, and relocation and reduction in size of the children's playground.
- Removal of most of the existing parking spaces on the north side of Mar West Street and creation of a new formalized 194-space parking area on the south side of Mar West Street, with overflow parking for 84 additional more cars.
- Installation of miscellaneous landscaping, site screening, ADA compliance and pedestrian traffic control improvements on the site.

The project would increase the building floor area for the facility from 5,984 square feet to 9,750 square feet. Representatives of the Tiburon Peninsula Club have indicated that no increase in membership is anticipated for the club as a result of this project.

A color and materials board has been submitted, and will be present at the meeting for the Board to review. Grey wooden shingle siding with a variety of medium toned accent colors would be used for the clubhouse building, with light brown stucco siding used for the fitness center. Dark grey composition shingle roofing is proposed for the buildings.

REVIEW BY THE PLANNING COMMISSION

The Planning Commission reviewed an application for a conditional use permit (File #10406) for this project on February 9 & 23, 2005. At that time, the Commission determined that the scope of the project and the general location of improvements on the site appeared to be appropriate. Concerns were raised regarding noise, parking and circulation, biology and drainage issues. The Planning Commission was satisfied that mitigation measures were imposed to address these issues, and determined that the proposed expansion would be consistent with its



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surroundings and help the club to be a compatible part of its neighborhood well into the future. The Commission adopted Resolution No. 2005-02 approving the use permit.

Several conditions of approval within the adopted resolution required information that would be addressed during the Site Plan and Architectural Review process for this project. These conditions are summarized

ANALYSIS

Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the P zone.

Design Issues

The project site is located on Mar West Street, just north of downtown Tiburon. Most of the existing club's facilities are located on the north side of Mar West Street, and most of the expansion would take place on the club's property on the south side of the street. This area is known as Judge Field, and is adjacent to the Town of Tiburon's Railroad Marsh.

The roughly triangular site is located at the bottom of a valley, bordered by tree-covered slopes on the east, west and north sides. The Town-owned Railroad Marsh detention basin is located along the south property line. Development east of the site includes an 8-unit apartment building and approximately seven single-family homes fronting on Mar West Street. A series of apartment buildings and condominiums are situated to the west and upslope from the site, which have access from Harbor Oak Drive and are not directly accessible from Mar West Street.

The location of the existing and proposed facilities on the lower portion of the site eliminates any potential view impacts that could be caused by this project. The proposed one-story clubhouse and fitness center addition would be situated below the level of most nearby homes and would only be visible against the backdrop of the surrounding hillside property.

The exterior design of the proposed buildings would be consistent with the many other such recreational facilities. The wood siding proposed for the clubhouse would help that structure blend in with the extensive landscaping on the site. The stucco exterior proposed for the fitness center addition would match that of the existing building.

Several conditions of approval within Resolution No. 2005-02 adopted by the Planning Commission required information that would address certain issues during the Site Plan and Architectural Review process for this project. These issues are summarized as follows:

- *A noise attenuation plan which includes specific noise attenuation measures to be taken during construction of this project; attenuation measures for other amplified sound systems on the property (i.e., loudspeakers, bullhorns, etc.); and methods of increasing awareness of noise issues for club members. A noise*



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attenuation plan has been prepared and is attached. The applicant has demonstrated good faith efforts to make improvements to the noise producing elements associated with the club that would decrease the amount of noise that spills out from swim meets and other club activities onto nearby residential areas.

- *A detailed lighting plan, with exterior lighting of the building, landscaped and parking areas shielded to prevent glare, to direct lighting downwards, and to reduce visibility from nearby residences and light pollution to the Old St. Hilary's Open Space Preserve. The lighting plan shall also be reviewed by County of Marin Department of Parks and Open Space staff.* The lighting plan submitted by the applicant includes appropriate downlight fixtures. Most of the parking fixtures around the parking areas consist of lower, bollard lights. Several taller parking lot light standards are also proposed that would have a greater potential for spreading light and glare over the parking areas; although no residents would be looking up into these lights, these types of fixtures could create larger pools of lit space than would be caused by bollard lights. The Design Review Board should examine the distribution of lighting fixtures proposed and determine whether this would be an appropriate lighting solution for the parking areas on the site.
- *A site plan that avoids, to the extent feasible, the removal of native trees and construction within the drip line of native trees, along with a tree replacement plan in the case that avoidance of native trees is not feasible.* The proposed landscaping plan for the project appears to comply with this requirement.
- *A parking lot plan that includes enhanced landscaping planters and appropriate parking space delineation. Larger, mature trees and native species are encouraged to be planted wherever possible. Only non-invasive plant species are to be planted anywhere on the site as part of this project.* The submitted landscaping plan does show enhanced planters providing separation between spaces within the modified parking areas. Most trees proposed to be planted would be 15 gallon sized, with 24 inch box trees proposed for shade areas and around the swimming pools. Several "Soquel" Redwood trees are proposed to be planted; these trees can grow to heights of 60 feet or more, but can also make effective tall hedges if properly maintained. No invasive plant species are proposed to be planted.
- *Design provisions to ensure that the overflow parking lot will be aesthetically consistent with the new unpaved parking lot.* Shrubs would be planted at the front perimeter landscaping of the overflow parking area. This perimeter planting would be consistent with the planting areas along the street edge of the remainder of the parking area.
- *The applicant shall implement an ongoing program to retrieve and remove tennis balls from around the tennis courts before they can enter Railroad Marsh. This program shall be submitted in writing with the Site Plan and Architectural Review*



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application and approved by the Town. The applicant has submitted a tennis ball and litter abatement program, which consists of daily maintenance inspections around the perimeter of the tennis courts closest to the Railroad Marsh.

Public Comment

To date, no letters have been received regarding the proposed project.

RECOMMENDATION

The Board should review this project with respect to Zoning Ordinance Section 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 15303. If the Board finds the design to be acceptable and in conformance with the Town's Design Guidelines and the direction of Planning Commission Resolution No. 2005-02, Staff recommends that the attached conditions of approval be applied.

ATTACHMENTS:

1. Conditions of approval
2. Application and supplemental materials
3. Planning Commission Resolution No. 2005-02
4. Planning Commission Staff Report dated February 9, 2005
5. Planning Commission Staff Report dated February 23, 2005
6. Minutes of the February 9, 2005 Planning Commission meeting
7. Minutes of the February 23, 2005 Planning Commission meeting
8. Letter from the Tiburon Fire Protection District, dated June 7, 2005
9. Submitted plans

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CONDITIONS OF APPROVAL

1600 MAR WEST STREET

FILE #705078

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 May 11, 2005, or as amended by these conditions of approval. Any modifications to the plans of May 11, 2005, 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 skylights shall be bronzed or tinted and no lights shall be placed in the wells. Skylight materials shall be designed to reduce the reflectivity of the fixtures.
6. All exterior lighting fixtures other than those approved by the Design Review Board must be down light type fixtures.
7. Prior to the issuance of building permits, the applicant shall submit verification from a licensed landscape architect that the proposed landscape plan conforms to M.M.W.D. landscape regulations, as required by Town Council Ordinance.
8. Prior to the issuance of final building inspection approval, all landscaping and irrigation shall be installed in accordance with approved plans. The installation of plantings and irrigation shall be verified by a Planning Division field inspection prior to the issuance of occupancy permits.
9. Prior to underfloor inspection, a certified survey of the structure foundation will be

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required. Required documents shall include graphic documentation locating the building on a site plan and including specific dimensions from property lines and other reference points as appropriate, and elevations relative to sea level of the foundation walls and slabs. No inspections will be provided until the survey results have been verified.

10. The project shall comply with all requirements of the Tiburon Fire Protection District.
11. The project shall comply with all requirements of the Marin Municipal Water District.
12. The applicants shall obtain any and all necessary sewer permits from the Richardson Bay Sanitary District.
13. All requirements of the Town Engineer shall be met.
14. All conditions of approval of Planning Commission Resolution No. 2005-02 shall be met at all times.