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parking area; and installation of miscellaneous landscaping, site screening, ADA compliance and pedestrian traffic control improvements on the site.

The applicant now wishes to replace the existing 3,000 square foot locker room building with a new 4,600 square foot locker room building at the same location on the site. The existing pool equipment would be relocated to a separate enclosure with a covering trellis located east of the south pool.

The project would increase the building floor area for the facility from the 9,750 square feet previously approved to a total of 11,350 square feet. Other aspects of the previously approved club expansion would remain unchanged, and would involve no increases to the club membership (currently at 650 members); no changes to the intensity or operation of the current club activities and events; and no changes to the current hours of club operation.

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, with light brown stained concrete trim. Dark grey composition shingle roofing is proposed for the buildings. The exterior colors, material and overall design of the proposed locker room building would be consistent with that of the previously approved clubhouse on the site.

REVIEW BY THE PLANNING COMMISSION

The Planning Commission reviewed an application for a conditional use permit (File #10502) for this project on September 28, 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 and were consistent with the previously approved club expansion. The Commission adopted Resolution No. 2005-15 approving the use permit.

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



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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 proposed locker room building would have one floor and would be situated in generally the same location as the existing facility, adjacent to the existing and proposed pool locations. The building would include separate locker rooms for men, women, girls and boys, along with two massage rooms, a teen center, several small offices, a laundry room and a maintenance workshop. The building would have a peaked roof with a series of skylights at the top.

The proposed building location is situated at an elevation below that of the nearby fitness center and tennis courts. Therefore, a rooftop pool terrace is proposed that would connect to the fitness center and tennis courts via two elevated walkways. The pool terrace would include seating areas that would overlook the swimming pools. A trellis above a portion of the terrace would tie in visually with the tower component of the approved new clubhouse.

The swimming pool equipment would be relocated from its current location beside the locker room building to a location closer to Mar West Street, near the modified driveway entrance to the fitness center. The pool enclosure would be approximately 20 feet wide and 38 feet long, consisting of a wooden fence enclosure topped by a wooden trellis. The location of the new enclosure was chosen to minimize the distance of the equipment to necessary utilities.

Although the proposed locker room building would be taller than the existing, flat-roofed structure, the additional building height would not intrude into the view corridors of any nearby homes. The skylights would be required to be installed with tinted glass and no lighting fixtures in the wells to prevent unwanted nighttime light or glare for residences uphill from the site.

The Planning Commission raised concerns that the proposed upper level pool terrace could result in unwanted noise impacts on neighboring residents. The applicant explained to the Commission that this area was envisioned more as an overlook and would serve as a seating area for a small number of people. The flat surface of the terrace would limit its usefulness for watching swim meets or as an overflow area for larger activities.

The pool equipment enclosure would be situated closer to Mar West Street, but still a considerable distance from homes in the vicinity, minimizing the potential noise impacts from the operation of this equipment. The design of the pool equipment enclosure would be generally consistent with the design of current improvements in this portion of the site. The proposed exterior fencing and trellis would be similar to the existing fencing facing the street, with more exterior detail and a design that would be consistent with other already approved improvements on the site.

Public Comment

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



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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. 2005-15, 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. 2005-15
4. Planning Commission Staff Report dated September 28, 2005
5. Draft minutes of the September 28, 2005 Planning Commission meeting
6. Submitted plans

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CONDITIONS OF APPROVAL

1600 MAR WEST STREET

FILE #705168

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 26, 2005, or as amended by these conditions of approval. Any modifications to the plans of September 26, 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. If this approval is challenged by a third party, the property owner/applicant will be responsible for defending against this challenge. The property owner/applicant agrees to defend, indemnify and hold the Town of Tiburon harmless from any costs, claims or liabilities arising from the approval, including, without limitations, any award of attorney's fees that might result from the third party challenge.
5. The applicant must meet all requirements of other agencies prior to the issuance of a building permit for this project.
6. 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.
7. All exterior lighting fixtures other than those approved by the Design Review Board must be down light type fixtures.
8. 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.

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9. 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.
10. Prior to underfloor inspection, a certified survey of the structure foundation will be 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.
11. The project shall comply with all requirements of the Tiburon Fire Protection District.
12. The project shall comply with all requirements of the Marin Municipal Water District.
13. The applicants shall obtain any and all necessary sewer permits from the Richardson Bay Sanitary District.
14. All requirements of the Town Engineer shall be met.
15. All conditions of approval of Planning Commission Resolution No. 2005-15 shall be met at all times.