

Town of Tiburon

STAFF REPORT



AGENDA ITEM _____

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TO: **PLANNING COMMISSION**

FROM: **DANIEL M. WATROUS, PLANNING MANAGER**

SUBJECT: **CONDITIONAL USE PERMIT #10405;
REQUEST TO OPERATE A PERSONAL FITNESS CENTER;
1600 JUANITA LANE; BELVEDERE LAND COMPANY, OWNER;
EVELYN FOSTER, APPLICANT; ASSESSOR'S PARCEL NO. 59-102-16**

MEETING DATE: **JULY 28, 2004** REVIEWED BY: SA

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PROJECT DATA

Address:	1600 Juanita Lane
Assessor's Parcel Number:	59-102-16
File Number:	10405
General Plan:	Village Commercial
Zoning:	Village Commercial
Current Use:	Office
Owner:	Belvedere Land Company
Applicant:	Evelyn Jones
Date Complete:	July 9, 2004
Preliminary CEQA Determination:	July 22, 2004

PROJECT DESCRIPTION

The project is the proposed operation of a personal fitness center (Curves) located at 1600 Juanita Lane. This center would occupy a 1,575 square foot portion of an existing commercial building.

The fitness center would include an oval-shaped arrangement of exercise equipment and recovery stations (cushioned jogging blocks) that would occupy about half of the interior space. The remainder of the space would be utilized by a reception desk, bathroom, a small changing area and an open stretching area. No showers or locker rooms would be installed.

Six (6) parking spaces would be provided in front of the building for customer parking. Arrangements have been made for employees to park in three (3) spaces within the Boardwalk Center parking lot. One or two employees would be present at any one time.

Hours of operation of the facility would be between 6:00 a.m. and 8:00 p.m. Monday through Friday, with the center closed between 1:30 p.m. and 3:00 p.m. The center would be open between 7:30 a.m. and 1:30 p.m. on Saturdays and closed on Sundays.



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ANALYSIS

Use Issues

The proposed use would be located within an existing one-story building which has frontage on both Beach Road and Juanita Lane. The building is currently occupied by the Tiburon-Belvedere Post Office and several office tenants. The proposed fitness center would occupy a space at the rear of the building, facing the Main Street parking lot.

The proposed fitness center would be part of a nationwide network of fitness centers aimed at serving women primarily over the age of 40. The concept involves 30 minute workouts three times a week, consisting of strength training on hydraulic equipment. Members perform exercises on the circuit of machines in the center, with alternating recovery areas between equipment stations. Workouts are conducted individually, with no larger exercise classes offered. The open space within the center is used for stretching, rather than group exercises.

The proposed fitness center differs from other similar businesses in several ways. Minimal training is offered, reducing the number of staff members present and eliminating the potential for larger group classes. With no scheduled classes, members arrive on their own schedules, reducing the potential for peak traffic and parking demand that occurs in facilities where specific class times are scheduled. Without such classes, and with the general age range of the customers, the music played in the center is generally less noticeable than with other fitness businesses, and should not be audible from off the premises.

This same fitness chain currently operates facilities in Mill Valley (721A E. Blithedale Avenue, in the Alto Center) and Larkspur (556 Magnolia Avenue, in Downtown Larkspur). The Planning Commission is encouraged to visit these centers to get an accurate picture of the type of operations proposed for the subject center.

Parking Issues

The applicant has indicated that six (6) parking spaces would be available in front of the proposed center, behind the loading areas for the post office. The landlord (Belvedere Land Company) has also provided three (3) parking spaces for employees within the Boardwalk Center parking lot, a short walk across Beach Road from the site.

The 1,575 square foot space was previously used as an office, which required one parking space for each 300 square feet of floor area, for a total of 6 parking spaces. The proposed use would be more similar to a retail sales use for purposes of calculating parking, with a requirement of one space for every 250 square feet of floor area, or a total of 7 parking spaces.

The applicant indicates that many clients of this chain of fitness centers walk to the location because they live close by, carpool to workouts with friends, or combine the workout trip with other shopping chores in nearby stores. The presence of the Boardwalk Center, Ark Row and other downtown Tiburon shops, along with numerous nearby homes, in close proximity to the proposed location would be consistent with this "shared parking" concept.



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The applicant has indicated that this fitness center does not generally result in peak periods of usage normally associated with larger gymnasiums. Higher levels of activity usually occur between 6:00 - 8:00 a.m. and 6:00 – 8:00 p.m., with women using the center either before or after work. Parking in downtown Tiburon is generally very light during these morning hours; weekday evening parking availability in the vicinity is usually tighter.

The proposed fitness center would seem to have a more frequent turnover of customers and a more even distribution of customers throughout the day than most similar fitness uses. The Planning Commission should evaluate the parking proposed to be provided for this center and determine if these spaces would meet the parking needs based on the particular characteristics of this particular use.

General Plan/Zoning Consistency

The proposed project has been reviewed for consistency with the Tiburon General Plan and with the requirements of the Tiburon Zoning Ordinance. Policy No. DT-1 of the Downtown Sub-Element of the Land Use Element states that “resident-serving land uses shall be encouraged throughout Downtown Tiburon. The proposed use is specifically intended to serve local residents, with nearby facilities in Mill Valley and Larkspur intended to serve residents closer to those locations. Several small fitness centers located within the Point Tiburon Plaza and the Cove Shopping Center have been previously found to be consistent with the Neighborhood Commercial zoning district, which is virtually identical to the Village Commercial zone in which the subject property is located.

ENVIRONMENTAL REVIEW

Staff has made a preliminary determination that the subject application is categorically exempt from the requirements of CEQA per Section 15301 (e) of the CEQA Guidelines.

RECOMMENDATION

Staff recommends that the Planning Commission take public testimony on this item, close the public hearing, deliberate upon the project merits, and adopt the draft resolution conditionally approving the project.

EXHIBITS

1. Application form and supplemental materials
2. Draft resolution
3. Submitted plans