

Town of Tiburon

STAFF REPORT



AGENDA ITEM _____

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TO: **PLANNING COMMISSION**

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

SUBJECT: **CONDITIONAL USE PERMIT #10502;
REQUEST TO MODIFY A PRIVATE RECREATIONAL FACILITY;
1600 MAR WEST STREET; TIBURON PENINSULA CLUB, OWNER;
NOVA PARTNERS, INC. APPLICANT; BRADANINI & WINGES,
ARCHITECT; ASSESSOR'S PARCEL NOS. 58-171-17, 76 & 84, AND
58-240-21**

MEETING DATE: **SEPTEMBER 28, 2005** REVIEWED BY: SA

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PROJECT DATA

Address:	1600 Mar West Street
Assessor's Parcel Numbers:	58-171-17, 76 & 84, and 58-240-21
File Number:	10502
Lot Size:	12 acres
General Plan:	Public/Quasi-Public
Zoning:	P (Public/Quasi-Public)
Current Use:	Private Recreational
Owner:	Tiburon Peninsula Club
Applicant:	Nova Partners, Inc.
Date Complete:	September 7, 2005

PROJECT DESCRIPTION

The project is the proposed modification to the existing facilities of a recreational facility (the Tiburon Peninsula Club, or TPC) located at 1600 Mar West Street. Most of the club facilities date to the late 1950's and early 1960's. A Conditional Use Permit (File No. 10406) was approved by the Planning Commission on February 23, 2005 for an extensive remodeling project, which included construction of a new clubhouse facility; expansion of the fitness center and main swimming pool; modification of all on-site parking areas; and construction of a new spa, sports court and two new tennis courts. A copy of Planning Commission Resolution No. 2005-02 is attached as Exhibit 3.

Following more intensive examination of the physical condition of the existing facilities on the site, TPC is requesting some modifications to its renovation plan. The existing 3,000 square foot locker room building would be demolished and replaced with a new 4,600 square foot locker room building at the same location. The existing pool equipment would be relocated to a separate enclosure with a covering trellis located east of the south pool. Other aspects of the previously approved club expansion would remain unchanged, and would involve no increases



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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.

ANALYSIS

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. 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 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. Wood shingle siding and other exterior materials would complement the design of the proposed clubhouse building and fitness center expansion.

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 proposed improvements should also not result in unwanted noise impacts on neighboring residents. The proposed upper level pool terrace would not be adjacent to any kitchen facilities, and is intended to be used as a passive viewing area, rather than an area for potentially noisy outdoor 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.



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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.

The proposed locker room and pool equipment enclosure would not introduce new uses or activities to the site. The new building would provide updated locker room facilities for the existing members of the club. The pool enclosure would simply relocate existing equipment from one location on the site to another.

GENERAL PLAN AND ZONING CONSISTENCY

The proposed project has been reviewed for consistency with the Tiburon General Plan and with the requirements of the Tiburon Zoning Ordinance regarding conditional use permits. Although the Parks & Recreation Element primarily addresses publicly-provided recreational uses, Goal PR-A of that element is “to provide sufficient land and facilities for a balanced system of parks and recreation opportunities that serve all ages.” The proposed project would enhance the ability of the Tiburon Peninsula Club to provide an appropriate level of services and recreational activities to its members, including expanded locker room facilities for different age groups. Policy LU-1 of the Land Use Element states that “the Town shall provide for sufficient diversity of land uses such that public, quasi-public, recreational and shopping facilities are conveniently located and available to each resident of the community.” The proposed project would also assist the Tiburon Peninsula Club in maintaining this appropriate diversity of land uses.

Section 4.04.02 of the Tiburon Zoning Ordinance states that the purposes of the review of conditional use permit applications are to:

- (a) Determine whether the location proposed for the Conditional Use applied for is properly related to the development of the neighborhood as a whole;
- (b) Determine whether the location proposed for the particular Conditional Use applied for would be reasonably compatible with the types of uses normally permitted in the surrounding area;
- (c) Evaluate whether or not adequate facilities and services required for such use exist or can be provided;
- (d) Stipulate such conditions and requirements as would reasonably assure that the basic purposes of this Chapter and the objectives of the General Plan would be served; and
- (e) Determine whether the Town is adequately served by similar uses presently existing or recently approved by the Town.



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The proposed improvements would complement the existing buildings and activities associated with the Tiburon Peninsula Club, which has existed for over 50 years as a private recreational facility situated adjacent to residential neighborhoods. The new locker room building would offer improved facilities for the ongoing activities of the club. The pool equipment enclosure would be designed in keeping with the existing and approved visual character of the club, and should not result in unwanted noise impacts on nearby residences.

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. This exemption is available for additions to existing structures, provided that the addition will not result in an increase of more than 10,000 square feet if “the project is in an area where all public services and facilities are available to allow for maximum development permissible in the [Tiburon] General Plan, and [if] the area in which the project is located is not environmentally sensitive.” An initial study/draft mitigated negative declaration was prepared for the previous conditional use permit for the TPC expansion, and was adopted as part of Resolution No. 2005-02 on February 23, 2005.

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. Planning Commission Resolution No. 2005-02
4. Submitted pool equipment enclosure plans
5. Submitted locker room building plans