



**TOWN OF TIBURON**  
1505 Tiburon Boulevard  
Tiburon, CA 94920

Planning Commission Meeting  
August 22, 2007  
Agenda Item: **1**

## **STAFF REPORT**

To: **Members of the Planning Commission**

From: **Community Development Department**

Subject: **Conditional Use Permit # 10703: Proposal to Legalize an Existing Operation of a Massage Therapy Studio at 3 Juanita Lane; Main Street Properties, Owner; Judy Drewek and Jennifer Rockwell, Applicants; Assessor's Parcel Number: 059-101-12**

Reviewed By: \_\_\_\_\_

## **PROJECT DATA**

Address: 3 Juanita Lane  
Assessor's Parcel Number: 059-101-12  
File Number: 10703  
General Plan: NC (Neighborhood Commercial)  
Zoning: NC (Neighborhood Commercial)  
Current Use: Massage Therapy Studio  
Owner: Main Street Properties  
Applicant: Judy Drewek & Jennifer Rockwell  
Date Complete: August 13, 2007

## **PROJECT DESCRIPTION**

The project is the legalization of the existing operation of a massage therapy studio, located at 3 Juanita Lane in downtown Tiburon. The applicants were formerly massage therapists at Fitness in Tiburon for the last thirteen years. Due to the change in ownership of the gym, the applicants have decided to open their own independent massage therapy studio.

The studio includes two private massage rooms, a bathroom and a reception area. The previous use of this location was Smith Bio-Medical, a health-care office which distributed medical supplies. Studio appointment hours are Monday through Friday, 8AM to 7PM, and Saturday 9AM to 4PM.

## **ANALYSIS**

### Use Issues

The subject use is currently located and in operation at 3 Juanita Lane, which is directly behind New Morning Café. A six foot high fence and gate encloses the property, resulting in a use that is not readily visible from the street.

Massage therapy is a quiet use, generally with low music playing while customers are receiving treatments. The Town has not received any complaints regarding noise associated with this particular use at this location.

Massage services would be based off of referrals from the local medical community, including physicians, physical therapists, chiropractors and acupuncturists. At most times, only the two therapists, each serving one customer, would be present. The applicants have indicated that at a maximum, no more than eight (8) people would be on the premises, either in sessions or waiting in the reception area; however, typically there are only around four (4) at any given time.

### Parking Issues

The 521 square foot studio space was previously a health care office. Office spaces require one parking space for each 300 square feet of floor area, for a total of one parking space for the proposed use. The current location does not have on-site parking. Employee and customer parking would be directed to the Main Street Parking lot, or in the two hour parking spaces directly in front of New Morning Café. The majority of Juanita Lane is designated as a fire lane, and therefore no street parking is allowed in front of the studio.

The Main Street parking lot is generally used by visitors of the downtown area, including Ark Row, the theater, and businesses and shops along Tiburon Boulevard. The primary peak parking hours for the massage therapy studio are weekdays during the daytime, when more parking is available downtown, than on evenings and weekends. Additionally, since the proposed hours of operation are based on appointments, it would not appear to result in an impact in parking in the downtown area. It should be noted that the applicants have not indicated whether or not they would validate parking for their clients who park in the Main Street Parking lot.

In addition, the massage therapy use has essentially transferred from Fitness in Tiburon, to across Tiburon Boulevard, remaining within the downtown area. Therefore, parking for the employees and clients has not significantly changed from when the services were offered at Fitness in Tiburon.

The Planning Commission should evaluate the proposed parking scenario for the massage therapy studio, and determine if the parking needs would be met, for both its employees and clients, based on the characteristics of this particular use.

## General Plan/Zoning Ordinance Consistency

The proposed project has been reviewed for consistency with the Tiburon General Plan and the requirements of the Tiburon Zoning Ordinance. Policy DT-1 of the Downtown Element of the General Plan states that “the Town shall promote a well-maintained downtown area that serves the commercial, service, and passive recreation needs of the community.” Currently, Tiburon does not have any independent massage studios; however, the Pilates Studio and the Eva Claiborne Skin Institute do offer massage therapy to its clients, which are both located on Ark Row. The proposed use would be the first independent massage studio in the downtown area, which would aid in diversifying the downtown commercial business atmosphere.

In addition, the proposed use would appear to be a consistent use for its location, as the studio is located behind New Morning Café, in an area that does receive an extreme amount of foot or vehicular traffic. It should be noted that this would be a resident serving use, and not a use which would serve tourists visiting downtown Tiburon.

## **ENVIRONMENTAL DETERMINATION**

Staff has made a preliminary determination that the subject application is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15303 of the CEQA Guidelines.

## **PUBLIC COMMENT**

As of the date of this report, no letters have been received regarding the subject application.

## **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 this project.

Exhibits:           1.       Application Form and Supplemental Materials  
                          2.       Draft Resolution  
                          3.       Submitted Plans

Prepared By:       Laurie Tyler, Associate Planner



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Planning Commission Meeting  
August 22, 2007  
Agenda Item: **2**

**STAFF REPORT**

To: **Members of the Planning Commission**

From: **Community Development Department**

Subject: **NOTICE OF WITHDRAWAL**  
**Conditional Use Permit to Install a Temporary Office  
Trailer; 1501 Tiburon Boulevard; Belvedere-Tiburon Library,  
Owners/Applicants; Assessor's Parcel Nos. 058-171-93 & 94**

Staff recommends that this item be continued for the following reason(s):

- No story poles have been erected/no certification received
- Requested information has not been received
- Item not properly advertised
- The applicant has requested a continuance to:
- Other: **The application has been withdrawn.**

Prepared By: **Daniel M. Watrous, Planning Manager**