



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

Planning Commission Meeting  
June 13, 2007  
Agenda Item: 1

## STAFF REPORT

To: **Members of the Planning Commission**

From: **Community Development Department**

Subject: **Conditional Use Permit # 10002: Proposal to Operate a Pilates Studio at 78 Main Street; Zelinsky Properties, Owner; Stephanie Ziegler, Applicant; Assessor's Parcel No: 059-102-20**

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

## PROJECT DATA

Address: 78 Main Street  
Assessor's Parcel Number: 059-102-20  
File Number: 10002  
General Plan: VC (Village Commercial)  
Zoning: VC (Village Commercial)  
Current Use: Private Library  
Owner: Zelinsky Properties  
Applicant: Stephanie Ziegler  
Date Complete: May 15, 2007

## PROJECT DESCRIPTION

The project is the proposed operation of a pilates studio, to be located at 78 Main Street, in downtown Tiburon. Currently, the studio is located at 1626 Tiburon Boulevard, and is seeking relocation to downtown. The previous use of 78 Main Street was a personal library for the adjacent tenants.

The pilates studio would include a reception/office area, a large main studio area, a mat room, massage room, relaxation room, kitchen and bathroom. No showers or locker rooms would be installed.

Studio hours of operation would be Monday through Thursday, 7AM to 9PM; Friday, 8AM to 7PM and Saturday, 8AM to 6PM. Peak hours of operation would be Monday through Friday, 8AM to 11AM. The studio may have the potential to open on Sundays in the future, based on client demand.

## ANALYSIS

### Use Issues

The proposed use would be located within the two-story building at 78 Main Street, along Ark Row. Currently, the building contains a private library at the lower level and the Ruth Livingston Home Design Center at the upper level. The building has frontage on both Ark Row and to the rear of the Main Street Parking lot. The pilates studio would occupy the space at the lower level of the building, with the primary access to the studio from the Main Street parking lot. The business located above currently has primary access from the Ark Row side of the building.

Pilates is a physical fitness system focused on precise body movements, requiring proper control and form. The proposed use would utilize the equipment-based form of pilates. The equipment creates a resistance with the use of springs to provide a variety of exercise. Since no weights are involved, the equipment is quieter than weight training equipment.

The proposed pilates studio would be different from other fitness businesses in several ways. Since the main mission of the studio is to use movement to create physical well-being and mental clarity, any amplified music would be soothing and played at a low level. The studio would also offer an open studio area for self-guided fitness programs on the equipment, or one-on-one training, or small group classes. A single massage room is also proposed within the studio, which is also considered to be a quiet and non-disruptive activity.

The pilates studio is currently located at 1626 Tiburon Boulevard, adjacent to the downtown core of Tiburon. The studio was previously approved at this location through a conditional use permit (Resolution No. 2005-11, August 24, 2005) attached for reference. The Town has not received any complaints regarding noise, in the studio's current location.

### Parking Issues

The 1,820 square foot space was previously used as a private library for a local resident. A private library is similar to an office type environment, which requires one parking space for each 300 square feet of floor area, for a total of six parking spaces. The proposed use would be similar to a retail sales use for the purposes of calculating parking, with a requirement of one space for every 250 square feet of floor area, or a total of seven spaces.

The property owner (Zelinsky Properties) has provided two parking spaces for employees of the proposed use. One would be located within the Main Street parking lot, to the rear of the building, and one would be located at the Delano's Market parking lot.

Clients would park in the Main Street parking lot and have their parking validated by the pilates 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. Since the peak hours of operation for the studio are Monday through Friday, 8AM to 11AM, it would not appear to result in an impact in parking, as most businesses in the downtown area do not open until 10AM or 11AM. It should be noted that the draft resolution indicates the hours of operation would be limited to between 7:00 a.m. and 9:00 p.m. seven days a week.

The Planning Commission should evaluate the proposed parking to be provided for the pilates studio, and determine if these spaces would meet the parking needs 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 has only a few small fitness centers, none of which are located on Main Street or Ark Row, within the downtown area. The proposed use would be the first small fitness center along Ark Row, which would aid in diversifying the downtown commercial business atmosphere.

The proposed use, while a less physically intensifying form of exercise than some of the other small fitness centers in Town, would appear to be a consistent use for its proposed location. 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 identical to the Village Commercial zoning district, in which the subject property is located. The Planning Commission determined this pilates studio to be an appropriate use in the downtown area in approving the conditional use permit for the studio’s current location in 2005.

### **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. **Staff Report, Resolution and Minutes from the August 24, 2005 Planning Commission Meeting re: CUP for Pilates Studio**
  4. **Submitted Plans**

Prepared By: **Laurie Tyler, Associate Planner**