



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

Planning Commission Meeting  
December 8, 2010  
Agenda Item: **I**

## **STAFF REPORT**

**To:** Members of the Planning Commission

**From:** Community Development Department

**Subject:** One Blackie's Pasture Road; File #11004; Conditional Use Permit to Construct and Operate a Permanent Public Restroom Building Near Blackie's Pasture; Town of Tiburon, Owner/Applicant; Assessor's Parcel No. 055-041-19

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

## **PROJECT DATA**

Address: One Blackie's Pasture Road  
Assessor Parcel Number: 055-041-19  
File Number: 11004  
Lot Size: 6.2 acres  
General Plan: P & R (Parks & Recreation)  
Zoning: P & R (Parks & Recreation)  
Current Use: Public Recreation (Blackie's Pasture Park)  
Owner: Town of Tiburon  
Applicant: Same

## **SUMMARY**

The Town of Tiburon wishes to construct and operate a second permanent public restroom building near Blackie's Pasture Park. The proposed restroom building would be approximately 500 square feet in area and would be located adjacent to and on the southwest side of the existing restroom facility, near the Multi-Use Path. The building would be prefabricated, with concrete walls and a metal roof. The restroom would provide four additional bathroom stalls (two each for men and women) and a drinking fountain at the entrance to the building. New trees, other landscaping and lighting would be installed as part of the project to complement the existing restroom facility. The proposed building is a larger version of the existing restroom building and would be fabricated by the same manufacturer (RomTec).

## **BACKGROUND/PROJECT HISTORY**

In 1998, the Town constructed a smaller (2-stall) permanent public restroom building near Blackie's Pasture for use by people enjoying Blackie's Pasture Park and the Town Multi-Use Path. Since that time, increased demand for restroom facilities has forced the Town to temporarily install a portable toilet facility near the permanent restroom building. The proposed restroom building would accommodate the demand for these public facilities and eliminate the need for a temporary portable toilet structure.

The previous public restroom building was approved by the Town Council in 1997 after review by the Parks and Open Space Commission. In 2006, the Town created the P & R (Parks & Recreation) zone and changed the zoning of Blackie's Pasture and the Multi-Use Path to P & R. Section 16-28.030 (B) of the Tiburon Zoning Ordinance (Conditional Uses Permitted in the P & R Zone) requires a conditional use permit for "construction of, or additions to, buildings that support parks or recreational activities" in the P & R zone. As a result, construction of the new restroom building requires approval of a conditional use permit by the Planning Commission.

## **ANALYSIS**

### Zoning and General Plan Consistency

Staff reviewed the project for consistency with the Zoning Ordinance and the Tiburon General Plan. As noted above, Section 16-28.030 (B) allows "buildings that support parks or recreational activities" with a conditional use permit. The proposed restroom building is necessary to meet the demand for bathroom facilities at Blackie's Pasture Park and along the Town Multi-Use Path.

Policy PR-10 of the Parks & Recreation Element of the General Plan states that "public convenience facilities such as restrooms, bicycle racks, drinking fountains, and trash receptacles are encouraged and may be provided by the State of California, the Town of Tiburon, and/or the local community." The proposed restroom building and drinking fountain would be consistent with this policy.

### Other Issues

The proposed restroom building would be situated close to the existing restroom facility to centralize these uses in one location relatively distant from any residences near Blackie's Pasture Park or the Multi-Use Path. The appearance of the restrooms from the adjacent park and path would be softened by additional landscaping to be planted around the proposed building.

The full cost of the restroom building and its installation is anticipated to be covered by a State recreation grant, with little or no hard costs being borne by the Town.

## **PUBLIC COMMENT**

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

## **FUTURE ACTIONS REQUIRED**

After approval of the subject conditional use permit, Planning Staff will take action on a Staff-level Site Plan and Architectural Review application and Building Staff will issue the necessary building permits for the project. At that time, details of the lighting and landscaping will be finalized to ensure that any visual or light pollution issues are avoided, as has been successfully achieved with the existing restroom building.

## **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
2. Draft resolution
3. Submitted plans

Prepared By: Daniel M. Watrous, Planning Manager

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