



AGENDA REPORT

BEACHES, PARKS & RECREATION COMMISSION
Meeting Date: September 10, 2013

Agenda Item 5.C.
Approvals:
Dept. Head ef
Manager _____
Admin. Assistant _____

Department: Beaches, Parks & Recreation
Prepared By: Sharon Heider, Beaches Parks & Recreation Director

Subject: *BASE OF PIER RESTROOM BUILDING REHABILITATION AND SELECTION OF TILE ARTWORK.*

Summary: The City Council approved the rehabilitation of the base of pier restroom building which improves the facility with two new ADA compliant, family style restrooms. The conceptual design is presented for information, and direction on the proposed art work is included for recommendation. The design includes two tile murals facing the public right of way. Staff is seeking approval on the preferred option for the proposed murals. Staff recommends Option A.

Background: In 2010, staff prepared a Master Plan for Beach Restrooms which outlined the existing conditions of the City's six beach restrooms, trends in public restroom facilities, and a plan to improve each of the beach restrooms. The City Council then approved a six year plan to renovate one restroom per year as part of the Capital Improvement Program. Due to the high use and deteriorating condition of the Base of Pier Restroom, it was selected to be the first project and was funded at \$365,000.

RRM Design Group of San Clemente was retained to assess the existing conditions, research alternatives, and provide conceptual design. RRM Design Group has recent experience in marine building design including restrooms in beach communities such as Oceanside, Ventura, Crescent City, Avila Beach, Moro Bay, and Venice, gaining Coastal Commission approvals, and is very familiar with our coastal conditions and facilities.

Discussion: The City Council approved a concept plan for the restroom that adds two new unisex handicapped accessible/family restrooms to the facility. This option was considered as it solved some of the on-going complaints and issues with the existing restrooms. With the high use of the Pier Bowl during summer, and especially during special events, long lines are experienced at the Base of Pier restroom since the restroom is relatively small. In addition, when the restrooms need to be serviced or cleaned, the entire women's or men's facilities have to be closed, and finally, requests have been made for family restrooms where a parent can bring their children of the opposite sex, or many children into one area to maintain supervision. By adding the two unisex facilities, two additional fixtures are added to the total count which will help serve the larger crowds, the ADA requirement is met, the additional service of a family restroom is now provided, and finally, when cleaning or servicing is going on at least two fixtures will remain available for use.

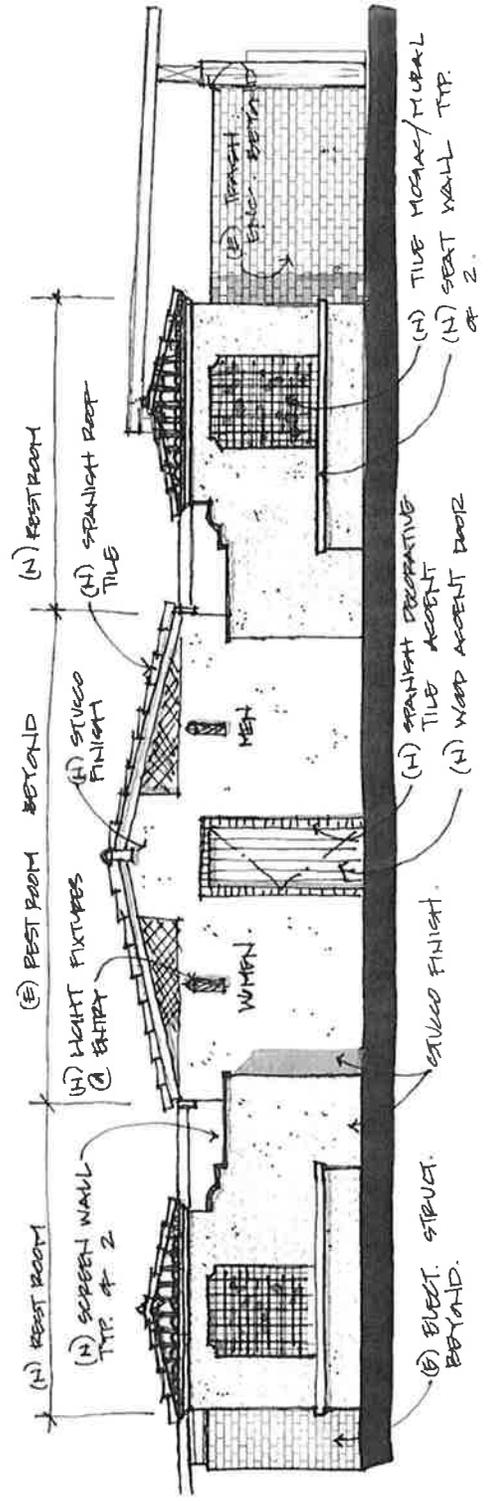
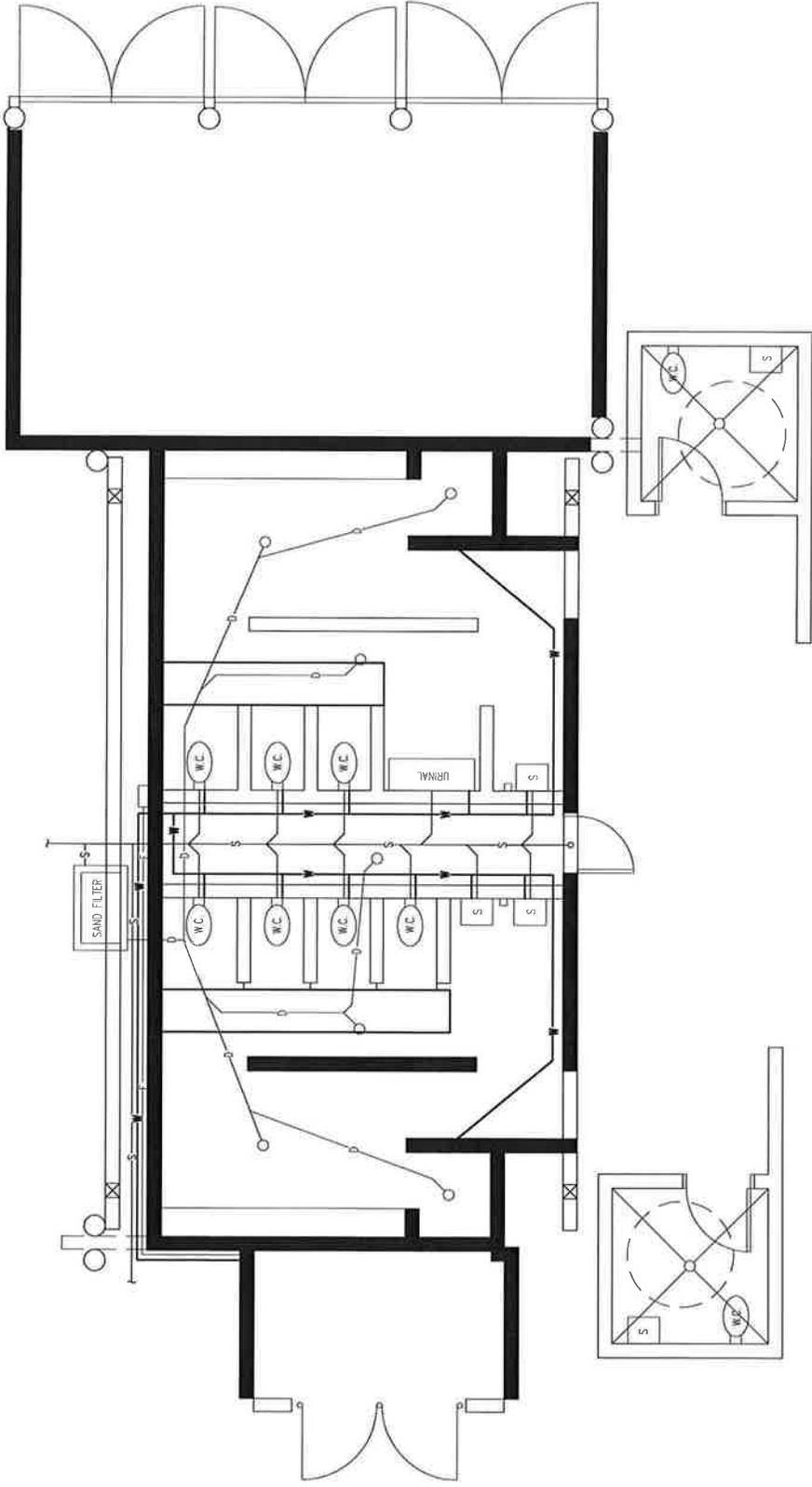
On the exterior of the restroom are two niches designed to provide accent tiles in keeping with the Spanish Colonial Revival design of the building. Staff has prepared options for the Commission to consider. Each option would be created on ceramic tile. Option A is a historic photo of the pier looking inland, Option B, includes historic photos of children fishing from the pier, both use the historic motto, "Fishing A Plenty at San Clemente". Option C, uses a stylized version of the City's Flower (Bougainvillea), and Option D, uses geometric tiles and the words Ladies, and Gentlemen.

Recommended

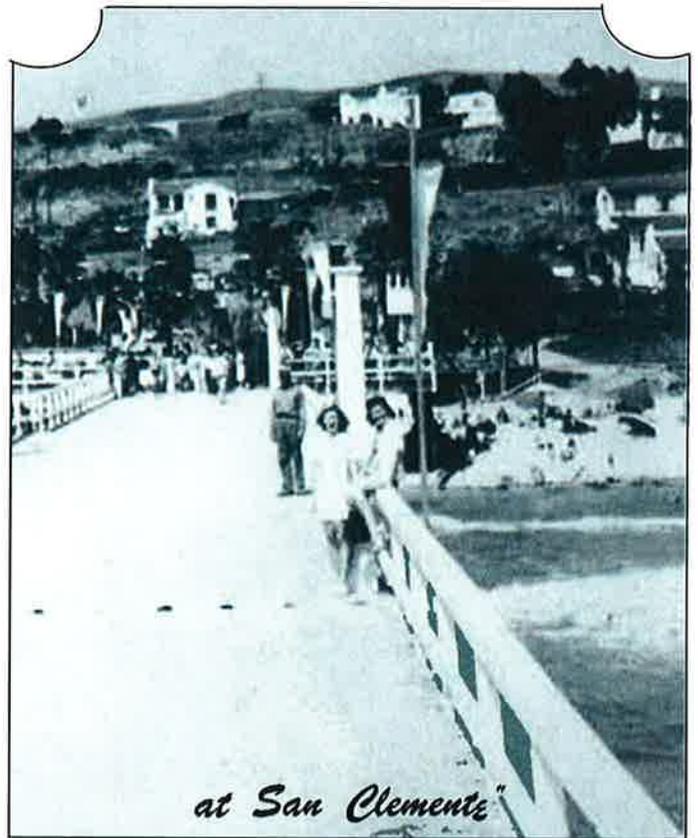
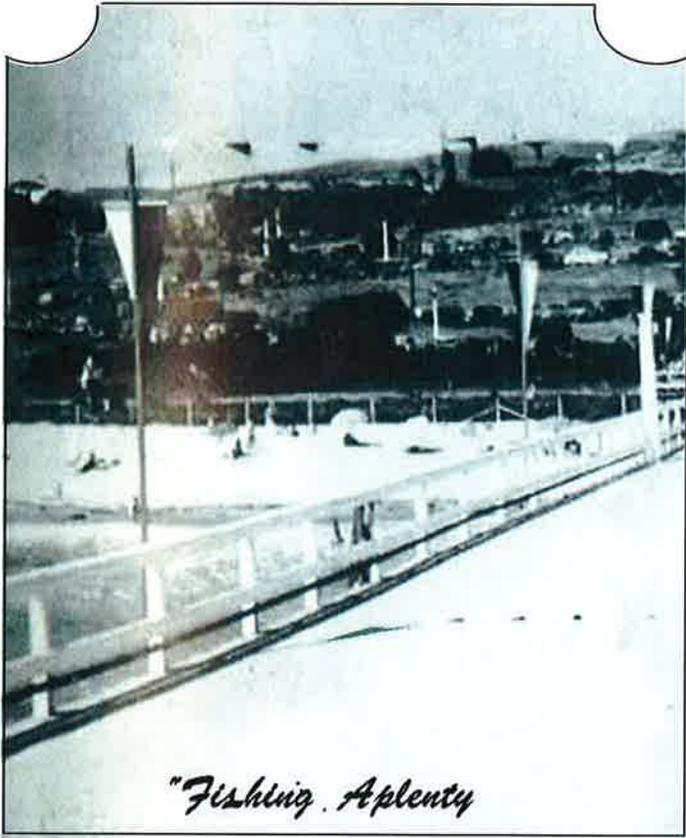
Action: STAFF RECOMMENDS THAT the Beaches, Parks & Recreation Commission recommend the Design Review Subcommittee approve Option A.

Attachments: Conceptual Design
Option A – Pier View
Option B – Fishing
Option C – Bougainvillea
Option D – Geometric tiles

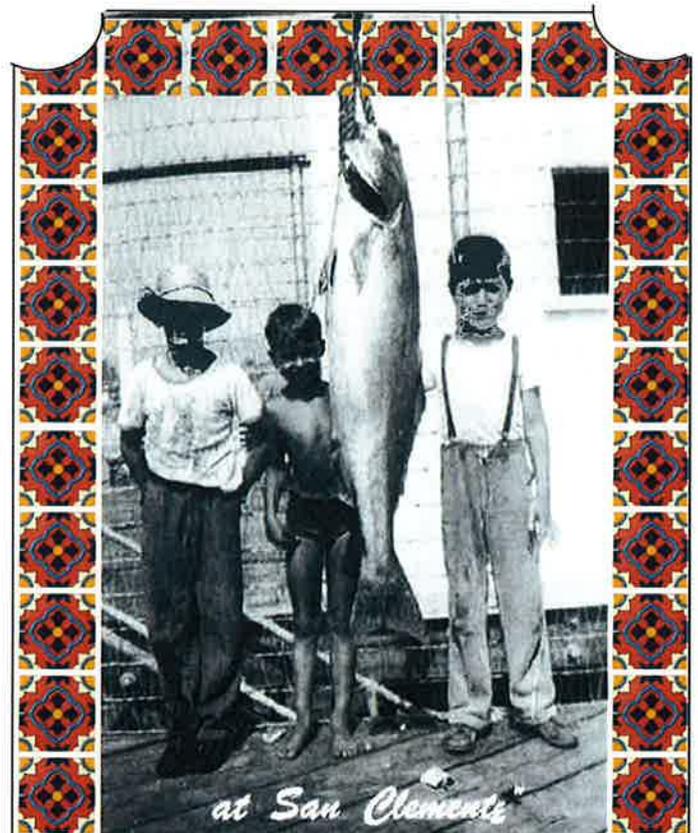
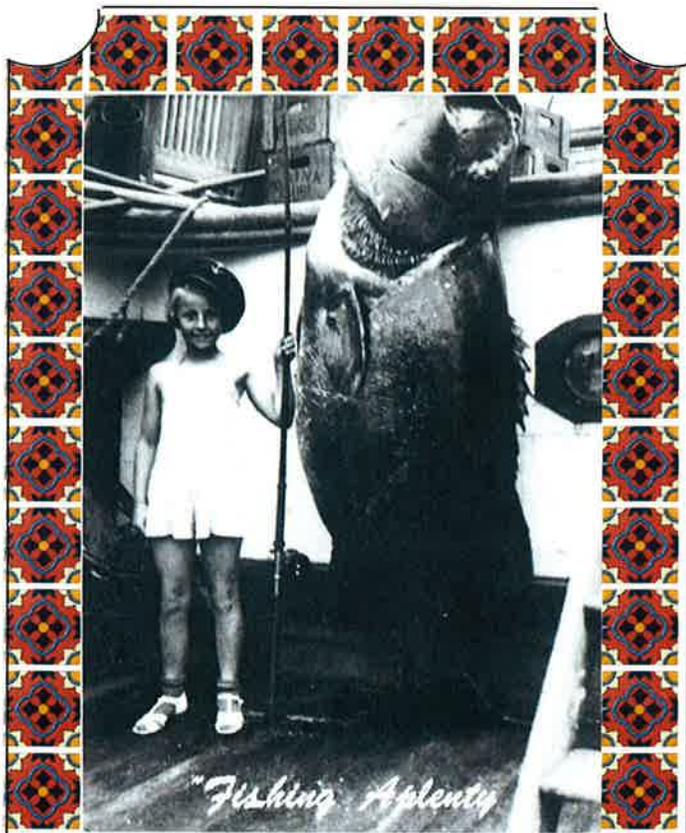
Notification: None



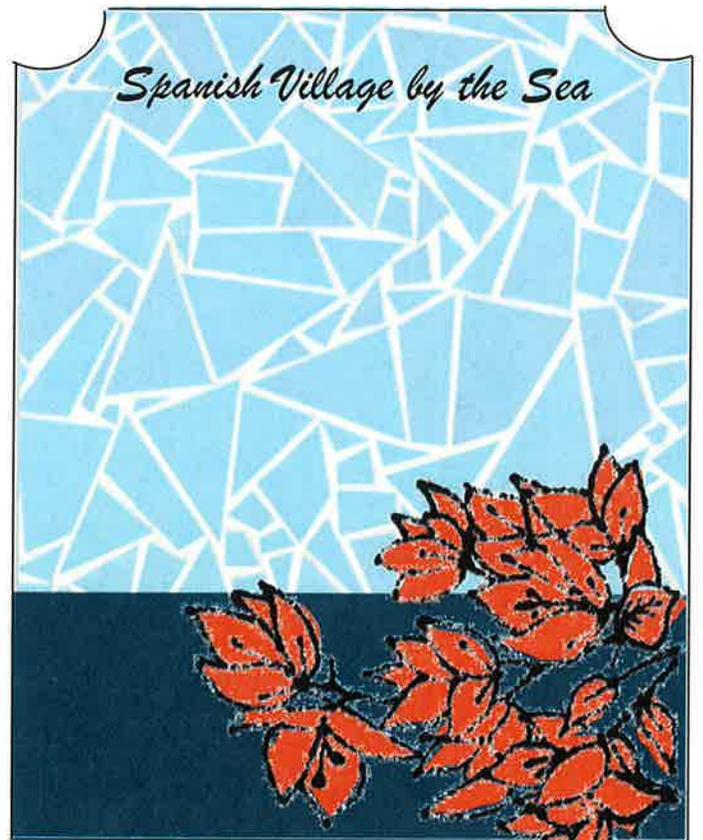
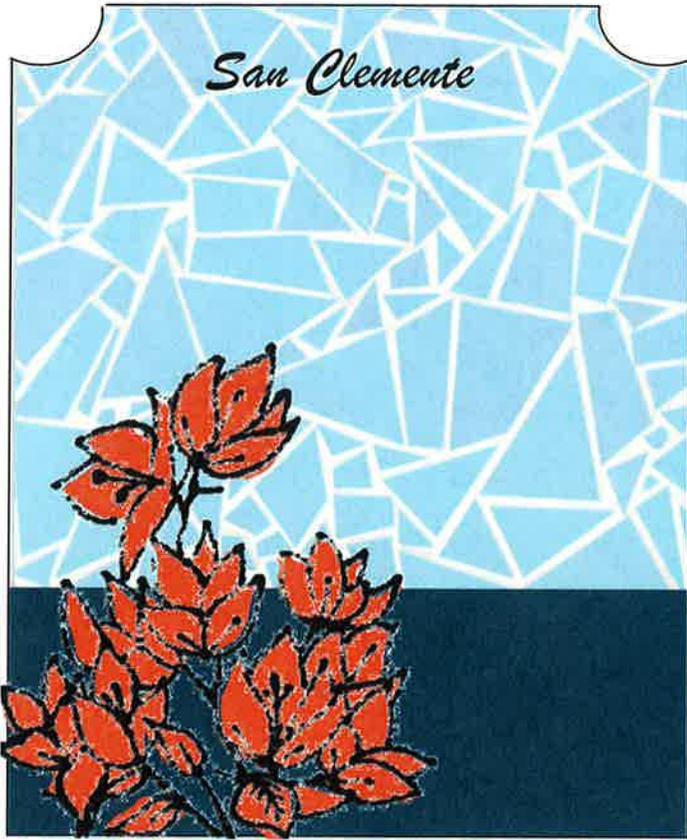
Option A



Option B



Option C



Option D

