



AGENDA REPORT

BEACHES, PARKS & RECREATION COMMISSION
Meeting Date: January 13, 2015

Agenda Item 4.A.

Approvals:

Dept. Head [Signature]

Manager _____

Admin. Assistant _____

Department: Beaches, Parks & Recreation
Prepared By: Sharon Heider, Beaches, Parks and Recreation Director
Michael Fakhar, Civil Engineer

Subject: *CONCEPTUAL DESIGNS FOR BEACH RESTROOMS AT BOCA DEL CANON AND T-STREET*

Fiscal Impact: Restrooms are budgeted at \$460,000 each.

Summary: Conceptual designs have been prepared for Boca del Canon and T-Street restrooms, and staff recommends the Beaches, Parks, and Recreation Commission recommend the City Council approve rehabilitation of both in the current architectural style (rather than Spanish Colonial Revival).

Background: On October 5, 2010 the City Council approved a Master Plan for Beach Restrooms which outlined the need to rehabilitate the six beach restrooms and address Americans with Disabilities (ADA) requirements. The Plan proposed addressing one restroom per year at a total estimated cost of \$1.7 to \$2.3 million at that time. Starting in 2012 through 2017, a budget was prepared with approximately \$100,000 for design in one year, followed by construction the following year at \$360,000 for a total project cost budgeted at \$460,000 for each restroom.

The Base of Pier restroom was selected as the first to be completed due to its high use and deteriorated condition, and is now under construction, at a total cost of \$455,427.

On February 4, 2014, the City Council directed staff to combine design work for the Boca del Canon and T-Street restrooms as a way to "fast track" renovations on the remaining five restrooms by potentially constructing both of these at the same time and perhaps with the same design. RRM Design Group was contracted to provide conceptual designs, related studies, and construction options for the Boca del Canon and T-Street restrooms.

At the November 11, 2014 Beaches, Parks, and Recreation Commission meeting, staff presented recommended conceptual plans for both restrooms. Staff and the architects determined that a single design for both locations was not feasible unless both were demolished and new buildings built – however this was not within the existing budget, and therefore not recommended.

Staff also presented the findings on the existing city requirements for these projects including the requirements of the General Plan (Urban Design Element) and Architectural Overlay Districts. The General Plan states:

*UD-5.09. **Public Buildings.** We require Spanish Colonial Revival architecture for the development and major remodels of public buildings, and for the development and major remodels of visually prominent, non-residential, quasi-public structures such as, churches, assembly halls, theaters and cultural facilities, except in those districts allowing for a different architectural style.*

*UD-5.17. **Building Remodels.** Where Spanish Colonial Revival or Spanish architecture is required, major building remodels should be designed to incrementally move buildings' exterior architectural character closer to Spanish Colonial Revival architecture, or where applicable, "Other Spanish" architectural designs.*

***Remodel, Major.** Major remodels are changes that significantly alter a building's design (e.g., additions that significantly change the footprint of the building, the addition of new stories, new roof design, etc.). Major remodels are required to comply with all relevant sections of the City's Design Guidelines, particularly the sections on Spanish Colonial Revival style and pedestrian districts, as well as the development standards for underlying zoning designation.*

***Remodel, Minor.** Minor remodels are changes that leave the existing building footprint and structure essentially intact, with primarily cosmetic exterior and interior changes (e.g., paint, re-stucco, enlarged windows, small additions of less than 100 square feet).*

Staff did not interpret the remodel of these restrooms as a Major Remodel, and therefore does not believe the City is required to improve these restrooms in the Spanish Colonial Revival style.

Additionally, the only areas of the beach that have Architectural Overlay Districts are the Pier Bowl and North Beach. In these areas Spanish Colonial Revival Architecture is the goal, and is why the Base of Pier and North Beach restrooms are in a Spanish style.

*UD-5.05. **Architectural Overlay District.** We require that new buildings and major building remodels in the Del Mar/T-Zone, North Beach, and Pier Bowl areas, and on portions of El Camino Real utilize Spanish Colonial Revival architecture, per the Architectural Overlay District and Design Guidelines.*

At the November 11 2014 meeting, the Commission voted to continue the beach restroom discussion, and requested staff bring back Spanish Colonial Revival concepts and cost estimates for its consideration. There was discussion as to the appropriateness of all restrooms being in the Spanish Colonial Revival style, or potentially only changing T-Street to Spanish Colonial Revival due to its important location, and if so perhaps the concession building might also be in the Spanish style.

Discussion: Staff is seeking a recommendation from the Commission to the City Council on the conceptual design for Boca Del Canon and T-Street restroom rehabilitations. Both

Spanish Colonial Revival and existing architectural style concepts are presented as requested.

Boca del Canon:

At the last Commission meeting two options for the Boca del Canon restroom floor plan were presented. Option One added one family-style ADA restroom to the north side of the building exterior, and Option Two which reconfigured the existing space to provide an ADA stall. After additional consultation with the Building Official it was determined that the ADA code would not allow us to provide only one unisex/ADA restroom but would require two. The addition of two stalls cannot be accommodated within the existing budget and therefore this option has been removed from consideration.

The California Coastal Commission requires that any project look at the potential impact of sea level rise. Wave run-up studies were done, and there is a potential for minor flooding at the most intense storm conditions. The existing restrooms have experienced this in years past. With this project there is an opportunity to relocate the existing doors from the ocean side of the building to the north and south sides of the building. By locating the entrances here, it reduces the amount of flooding during storm activity as well as provides better access from the Beach Trail.

As requested by the Commission, this report illustrates two options for the rehabilitation of the restroom – one with the existing architectural exterior and one with Spanish Colonial Revival elements. The addition of Spanish Colonial Revival exterior improvements would add approximately \$75,000 to the total project cost.

T-Street:

The floor plan of the T-Street restroom was found to be able to meet ADA requirements within the existing building footprint. Although, restroom fixtures would need to be relocated within the structure to accommodate necessary clearances and meet current code requirements.

The addition of Spanish Colonial Revival elements to the exterior of this location would add approximately \$48,000 to the total project cost.

Other considerations:

If the Spanish Colonial Revival style is selected for one or both of these restrooms, then there are additional questions to be considered, and staff requests recommendation on the following:

1. Should all of the beach restrooms ultimately be converted to the Spanish Colonial Revival Style?
2. If T-Street is to be in the Spanish style, should the nearby Concession Building also be in the Spanish style (this building is scheduled for interior renovations next year); Or
3. Is the Concession Building needed or should dollars not be spent improving this structure. This amenity provides public service to beach goers, however, it generates very minimal revenue for the City while requiring some pedestrian/vehicle interface along the well-used Beach Trail.

Recommended

Action: STAFF RECOMMENDS THAT the Beaches, Parks, and Recreation Commission recommend the City Council approve the conceptual plan for the Boca del Canon and T-Street restrooms in the existing architectural style.

- Attachments:**
1. Boca Del Canon Proposed Floor Plan
 2. Boca Del Canon Elevations - Existing Architectural Style
 3. Boca Del Canon Elevations - Spanish Colonial Revival Architectural Style
 4. T-Street Proposed Floor Plan
 5. T-Street Elevations - Existing Architectural Style
 6. T-Street Elevations - Spanish Colonial Revival Architectural Style

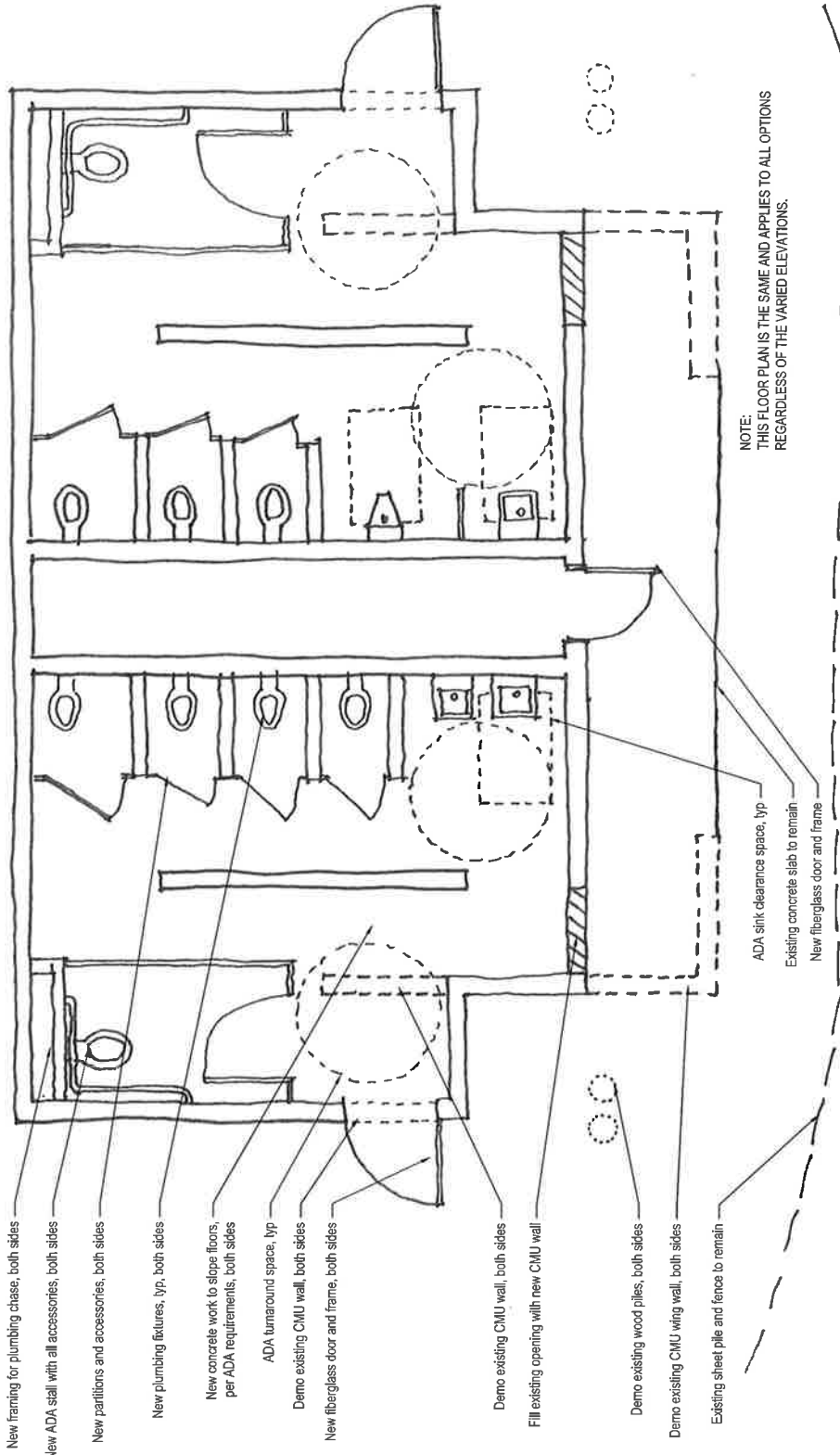
Notification: Residents within 300 feet.

B-1

Proposed ADA Accessible Restroom Floor Plan

2313054 - San Clemente Beach Restrooms - Boca Del Cannon

12/17/2014



BOCA DEL CANNON FLOOR PLAN



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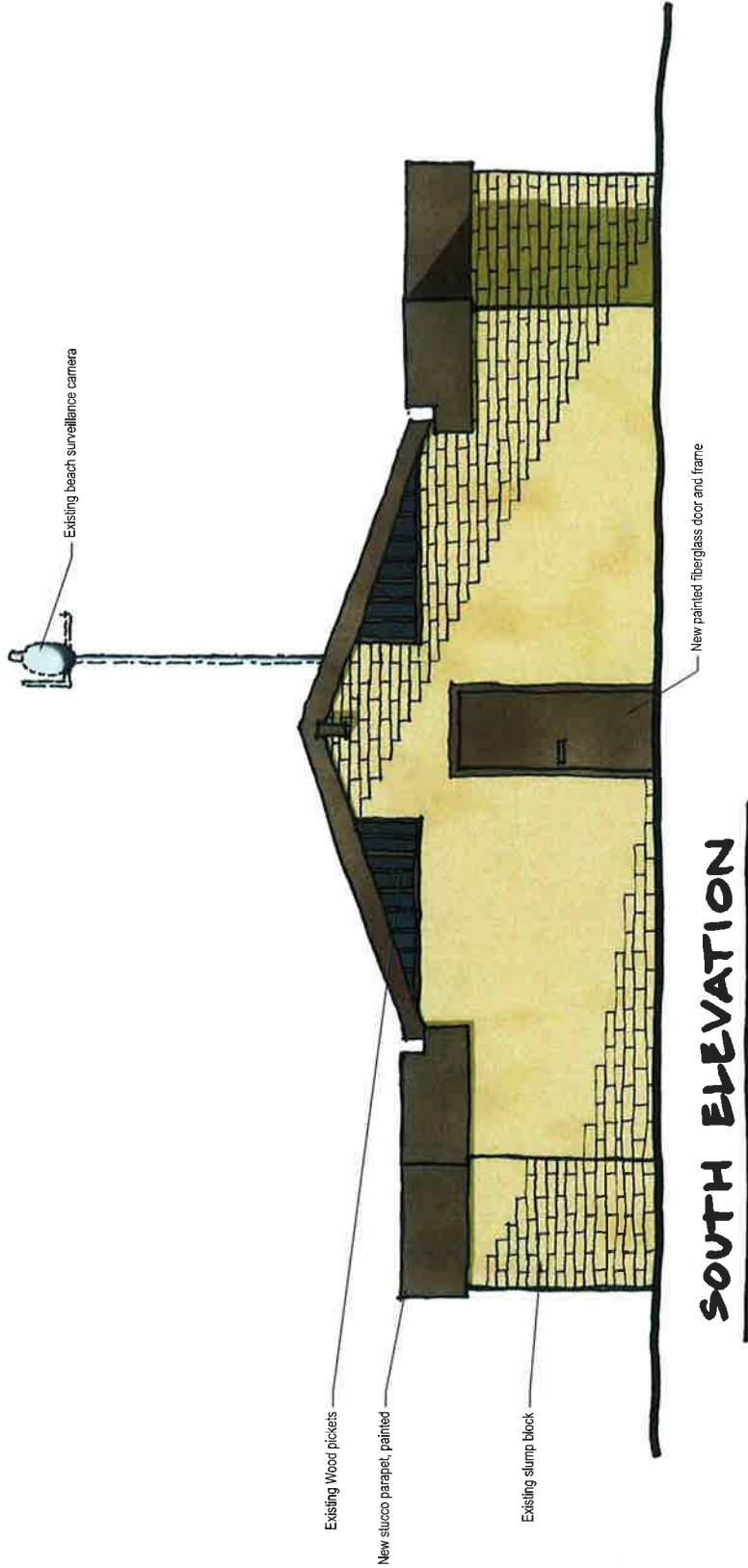
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B.1-2

Proposed Non-Spanish Colonial Revival - Elevations

2313054 - San Clemente Beach Restrooms - Boca Del Cannon

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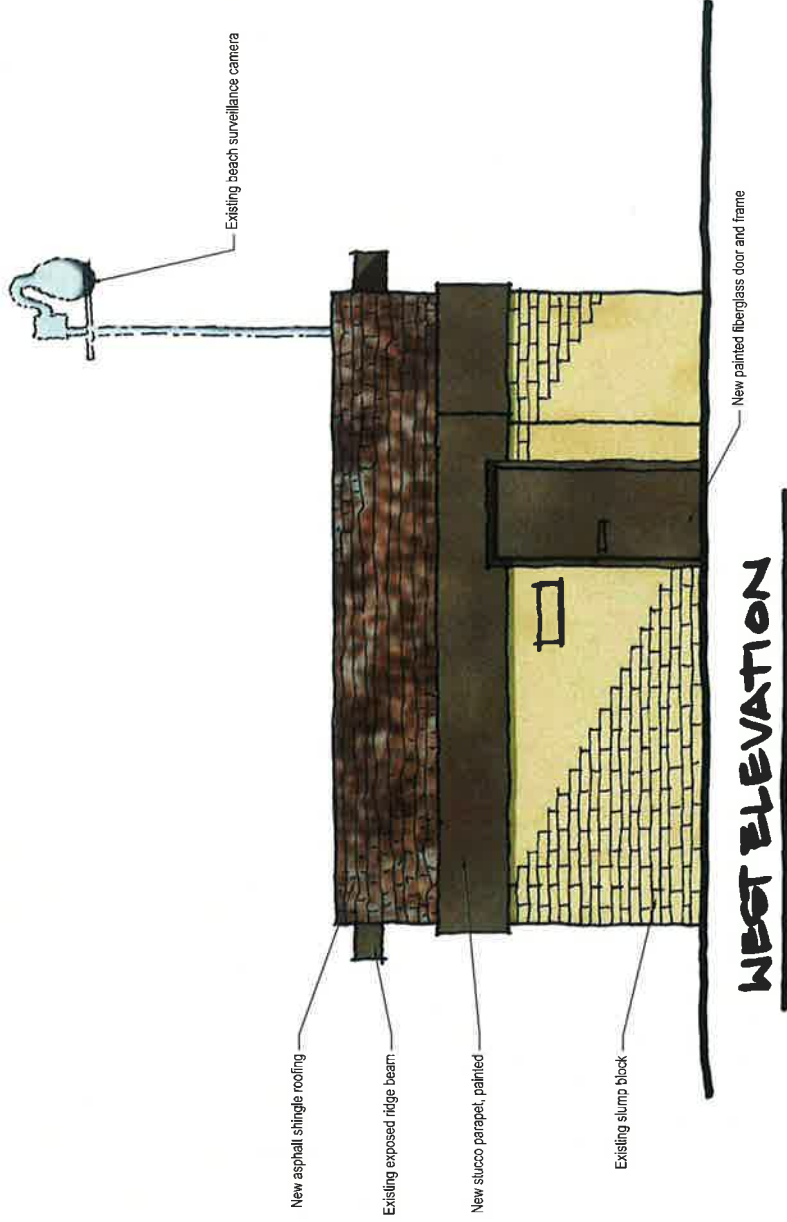
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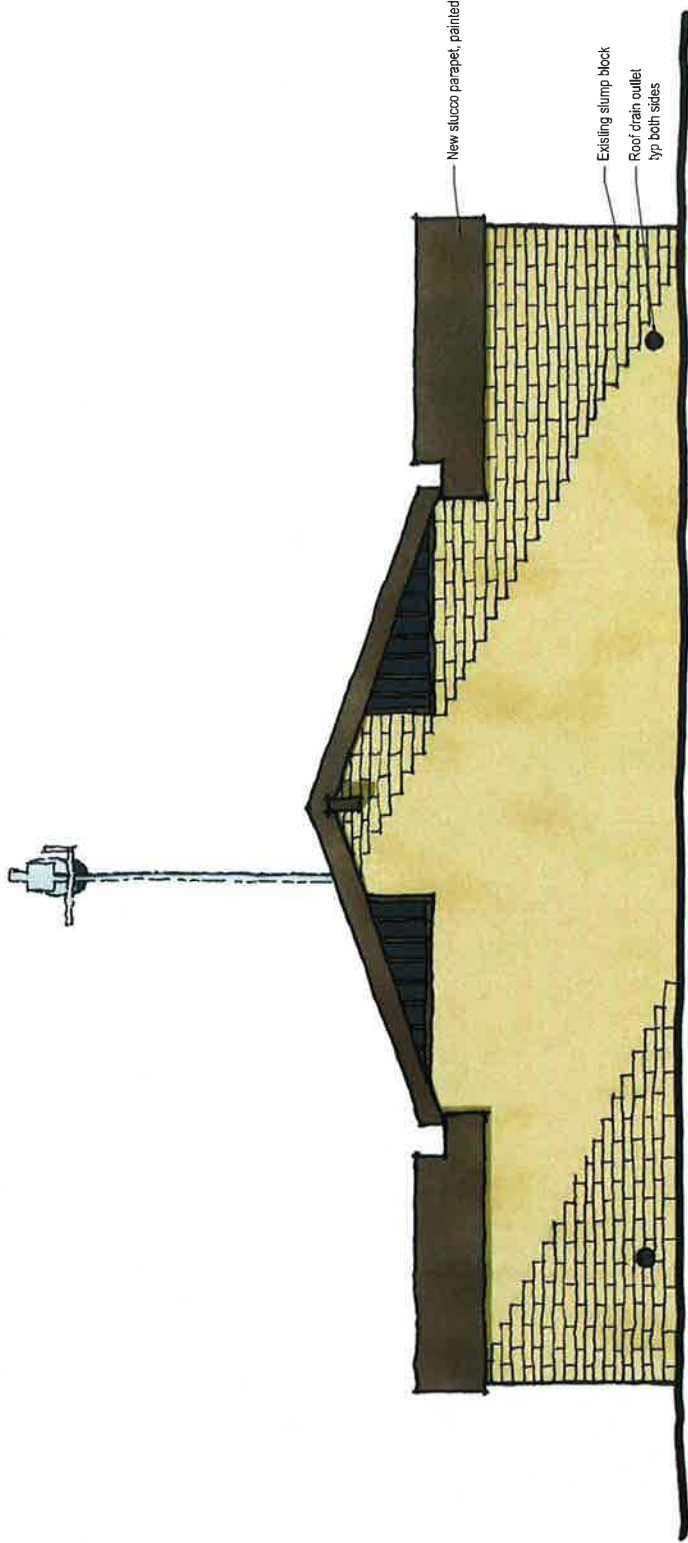
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New stucco parapet, painted

Existing slump block
Roof drain outlet
typ: both sides

NORTH ELEVATION



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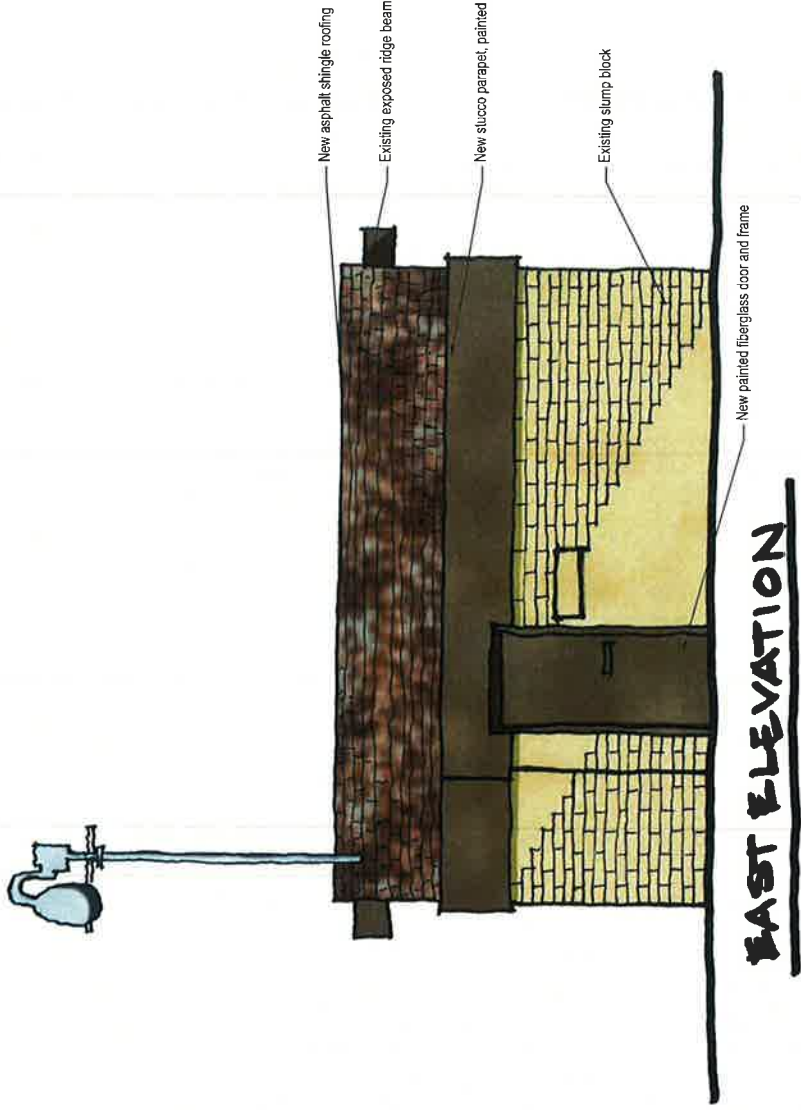
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Proposed Non-Spanish Colonial Revival - Elevations

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B.1-4



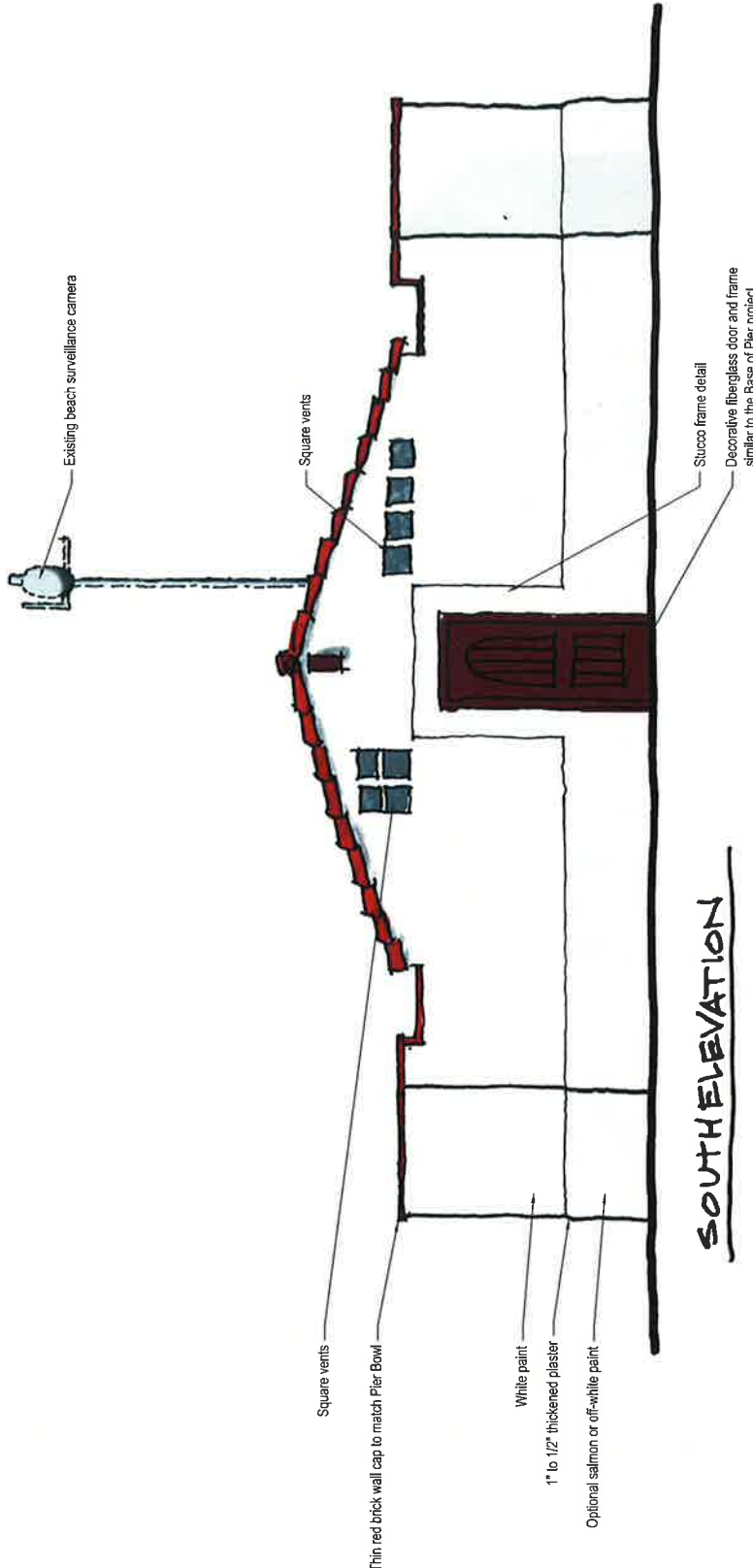
EAST ELEVATION

B.2-2

Proposed Spanish Colonial Revival, Towers and Selected Elements Excluded - Elevations

2313054 - San Clemente Beach Restrooms - Boca Del Cannon

12/17/2014



Existing beach surveillance camera

Square vents

Stucco frame detail

Decorative fiberglass door and frame similar to the Base of Pier project

Square vents

Thin red brick wall cap to match Pier Bow

White paint

1" to 1/2" thickened plaster

Optional salmon or off-white paint

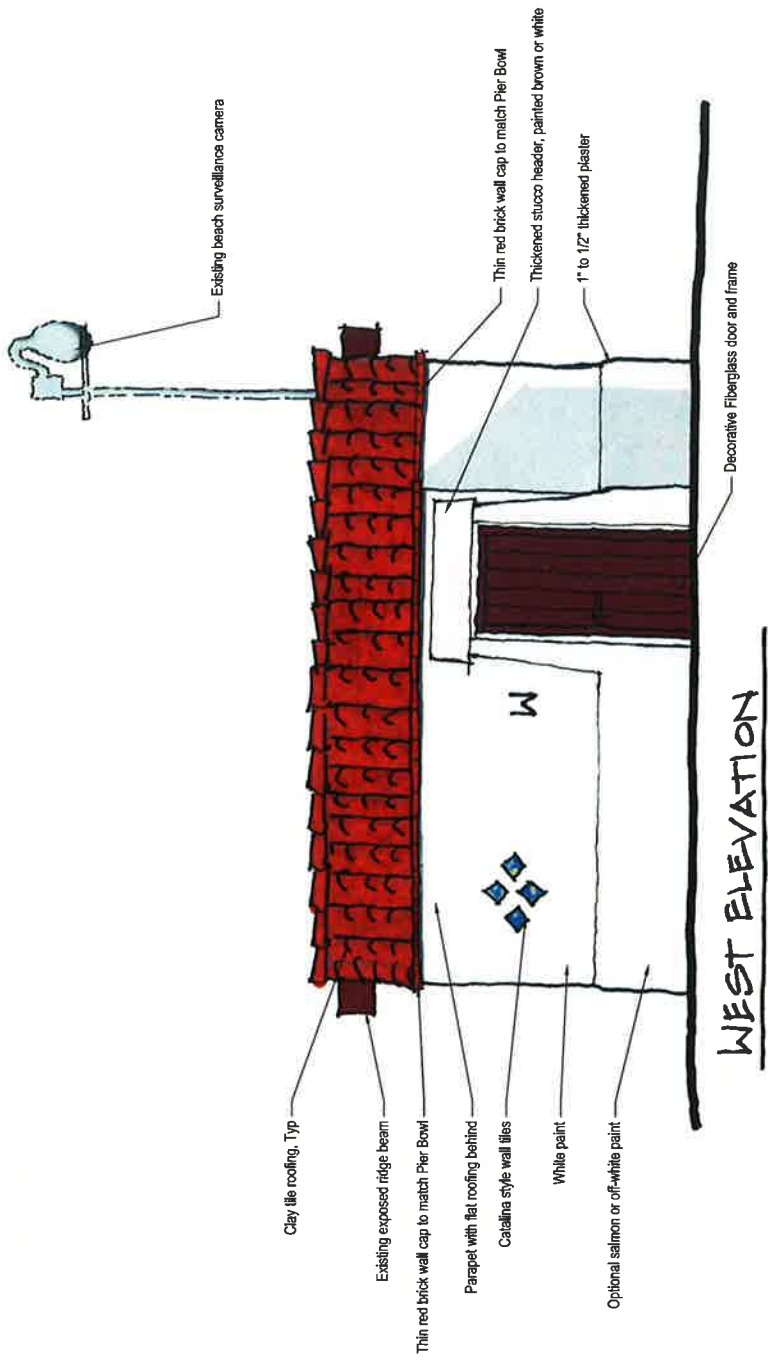
SOUTH ELEVATION



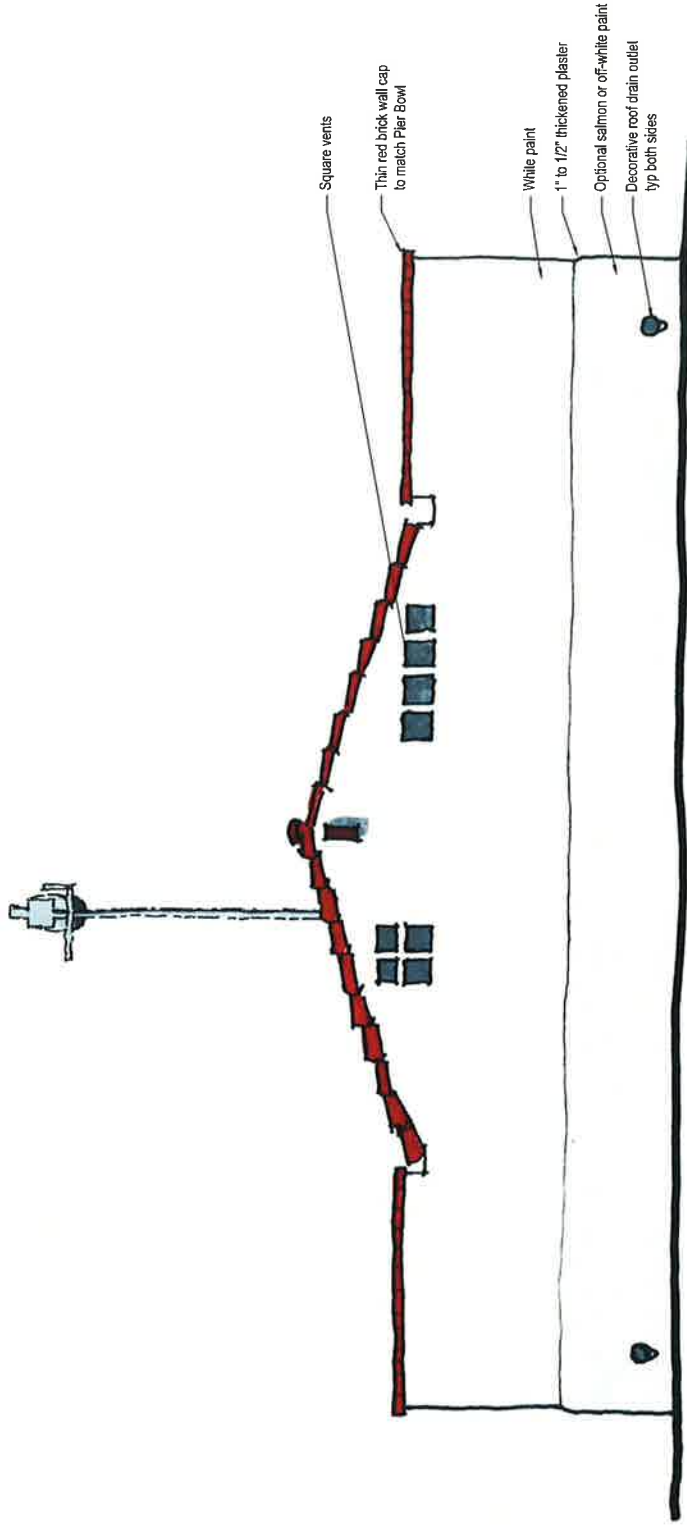
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WEST ELEVATION

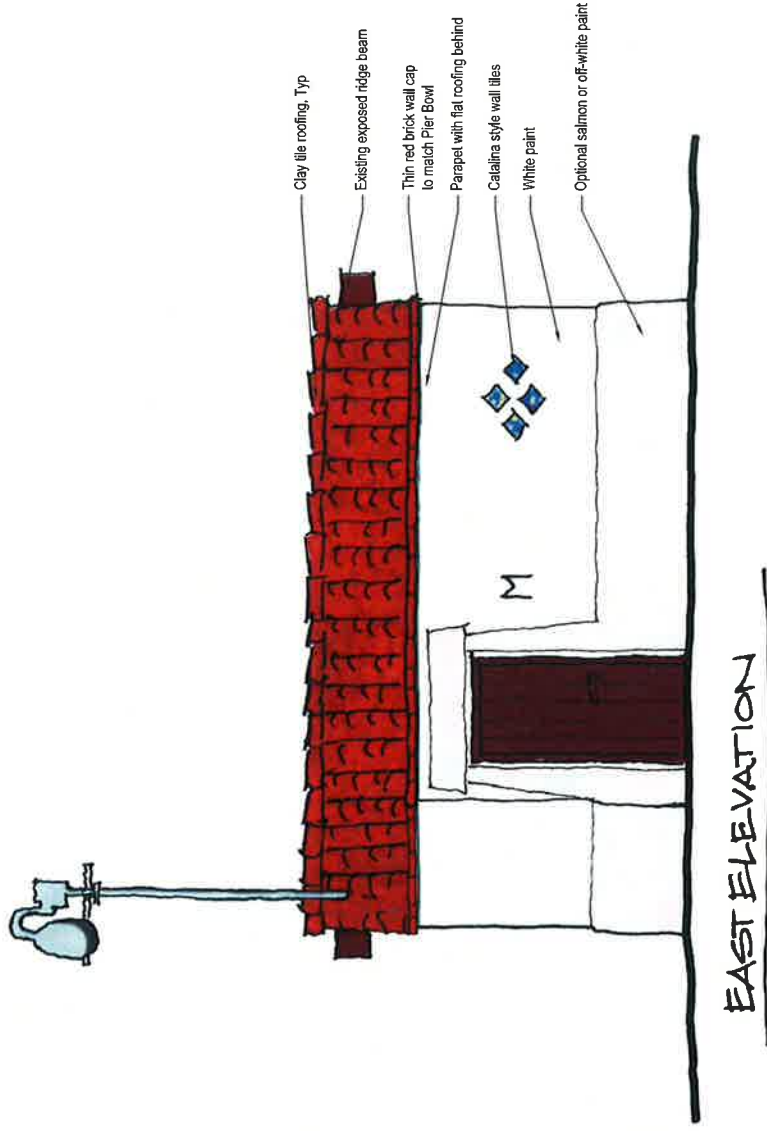


NORTH ELEVATION

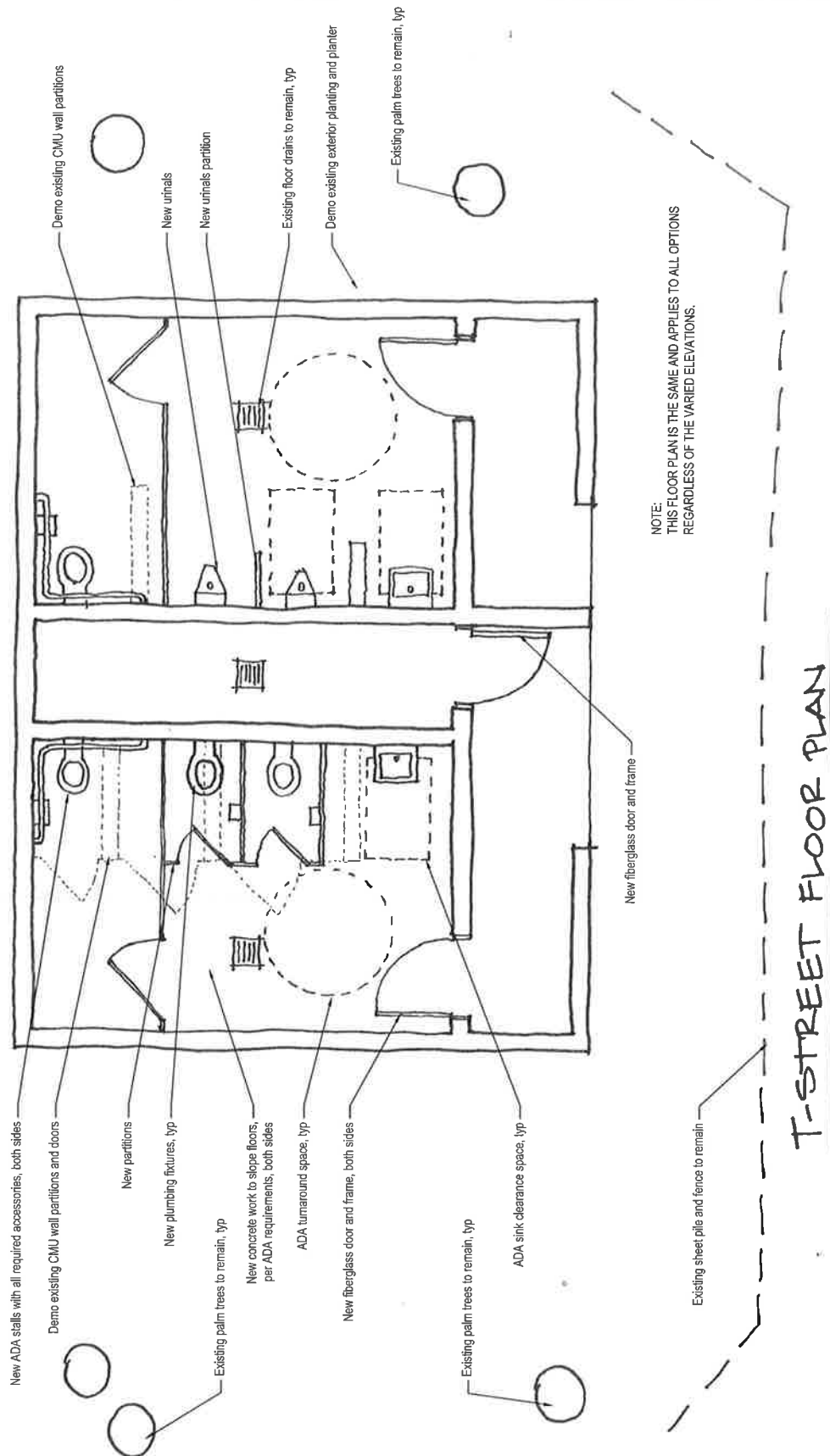
Proposed Spanish Colonial Revival, Towers and Selected Elements Excluded - Elevations

2313054 - San Clemente Beach Restrooms - Boca Del Cannon

12/17/2014



T-1



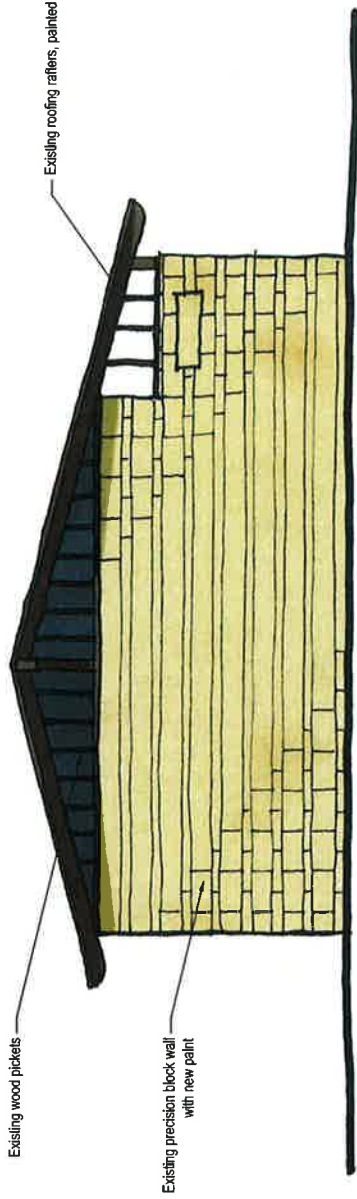
NOTE:
THIS FLOOR PLAN IS THE SAME AND APPLIES TO ALL OPTIONS
REGARDLESS OF THE VARIED ELEVATIONS.

T.1-2

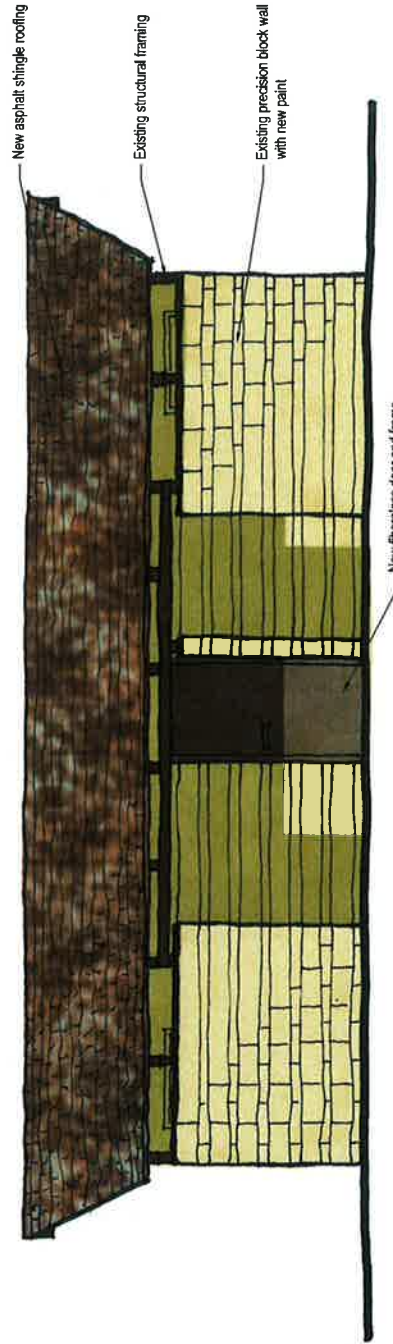
Proposed Non-Spanish Colonial Revival - Elevations

2313054 - San Clemente Beach Restrooms - T-Street

12/17/2014



WEST ELEVATION



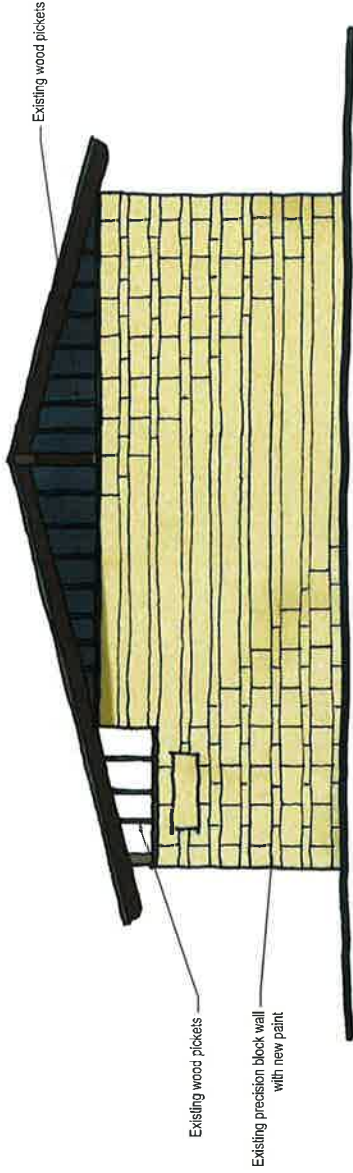
SOUTH ELEVATION



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EAST ELEVATION



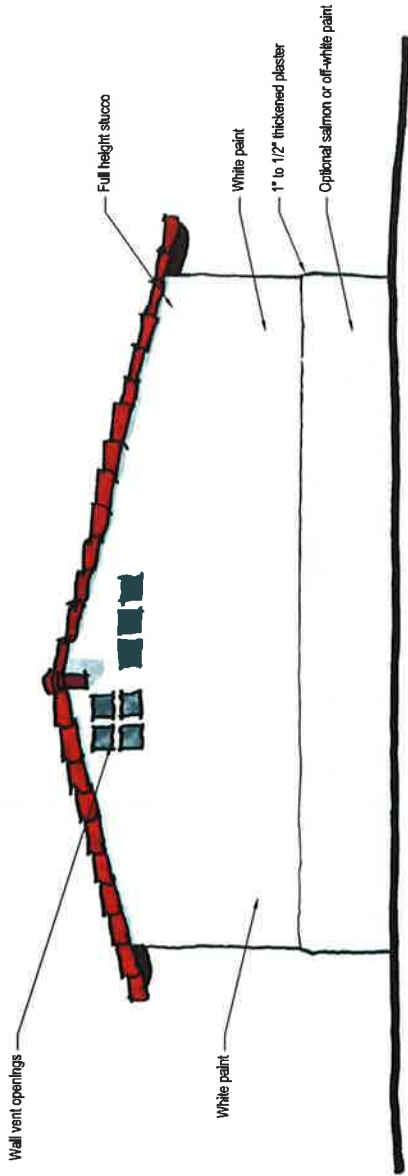
NORTH ELEVATION

T.2-2

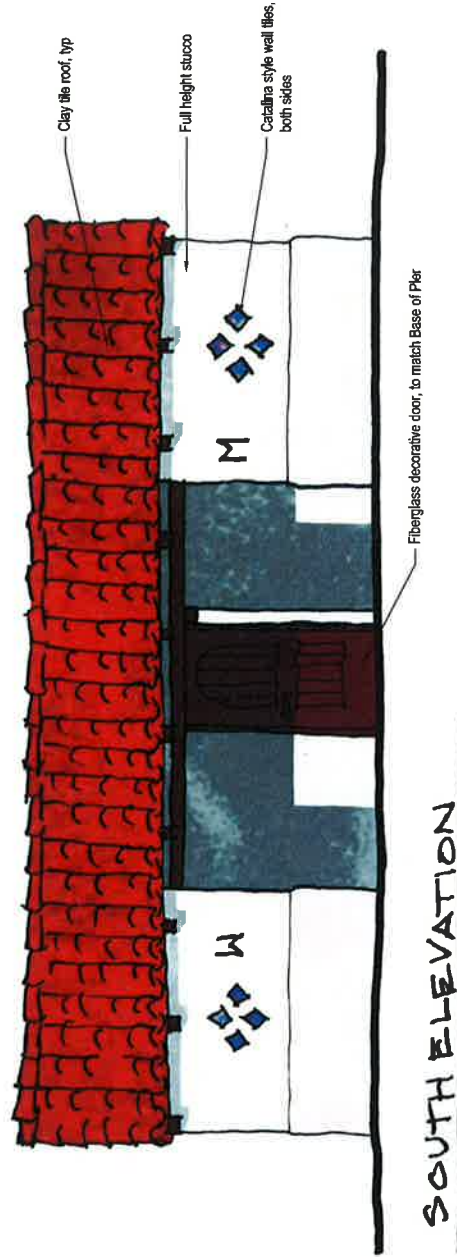
Proposed Spanish Colonial Revival, Towers and Selected Elements Excluded - Elevations

2313054 - San Clemente Beach Restrooms - T-Street

12/17/2014



WEST ELEVATION



SOUTH ELEVATION



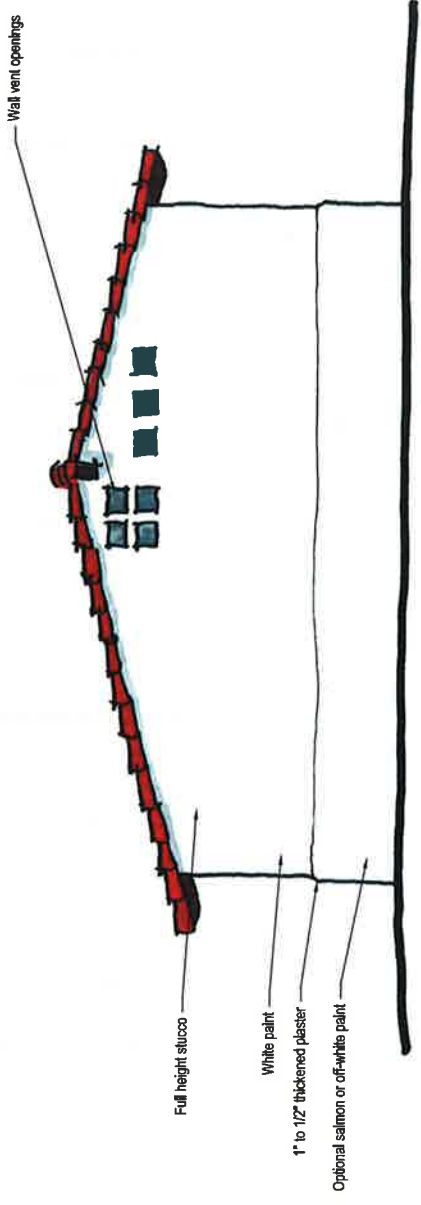
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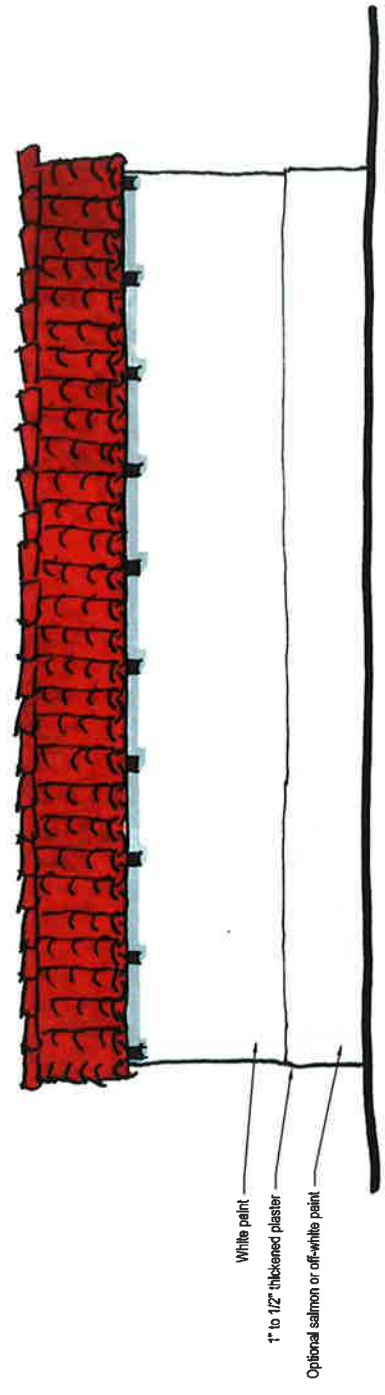
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