



Design Review Subcommittee (DRSC)

Meeting Date: January 28, 2015

PLANNER: Sean Nicholas, Associate Planner *SN*

SUBJECT: Minor Architectural Permit 15-021, T-Street and Boca Beach Restroom Improvements, a request to consider exterior improvements to the beach restrooms located at the T-street and Boca Beaches.

BACKGROUND:

Project Description

City Council initiated this project to make the two public restrooms located at the beaches known as T-Street and Boca. City Council directed staff to improve the interiors of these facilities, including ADA compliance, and to improve where possible the exteriors as well. The facilities are located on the public beaches.

Why is DRSC Review Required?

A Minor Architectural Permit (MAP) is needed for the exterior modifications proposed to a City facility. Similar to other City facilities approved recently, DRSC review and recommendations are requested as a component of the review process to ensure compliance with the City requirement for City facilities to be Spanish architecture.

ANALYSIS:

Beaches, Parks and Recreation, Engineering, and Planning staff have been working together to develop a plan to meet the City Council's goals for this Capital Improvement Project. The interiors of the restrooms will be enhanced and cleaned up, and brought into conformance with ADA requirements. There will be no expansion of the existing footprints of either restroom facility.

The City Planning and Beaches, Parks, and Recreation staff have been working with the design consultant, RRM, to bring forward a Spanish design that is consistent with the City's Design Guidelines, and work within the project budget. The project would include enhanced stucco to create wainscots and accent entrances into the restrooms, painting the restrooms white, adding red clay roof tiles, and accent Catalina tiles. Planning staff will continue to work with Engineering staff throughout the process to ensure these details are implemented correctly in the field.

RECOMMENDATIONS:

As noted above, planning staff has been involved with the design process. It is staff's position the design is consistent with the Design Guidelines, and will be an enhancement over the existing facilities. This project will be consistent with the requirement that all new City facilities be of a Spanish design, even though these are not new facilities. Overall, when the project is completed, the restrooms on the Beach will personify the City motto "Spanish Village by the Sea."

Staff recommends the DRSC forward MAP 15-021 to the Zoning Administrator with a recommendation of approval, with any additional recommendations DRSC may have.

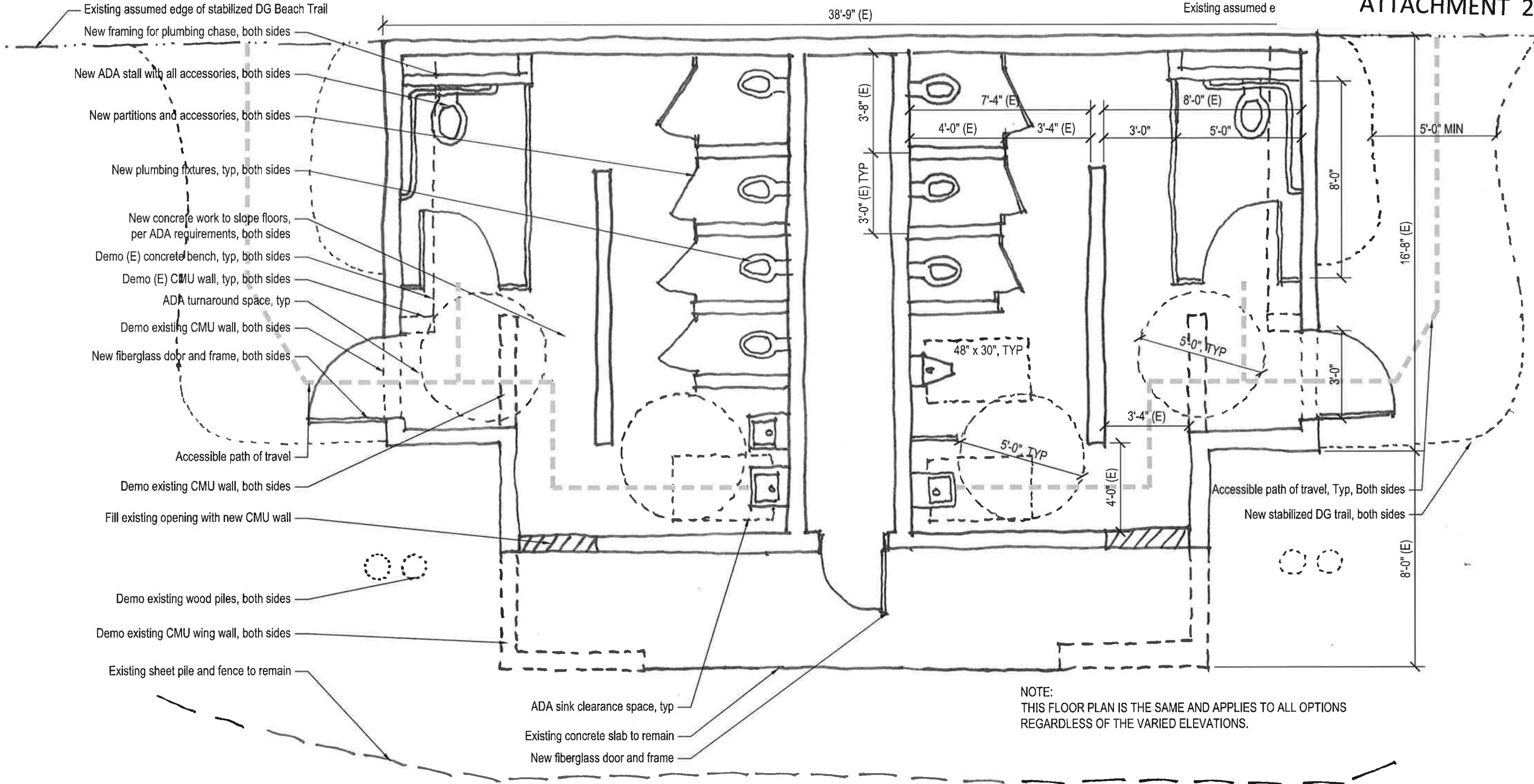
Attachments:

1. Location Map
2. Plans prepared by RRM

LOCATION MAP

Minor Architectural Permit 15-021, T-Street and Boca Beach Restroom Improvements



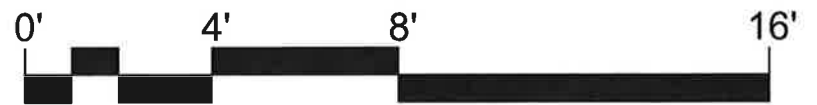


- Existing assumed edge of stabilized DG Beach Trail
- New framing for plumbing chase, both sides
- New ADA stall with all accessories, both sides
- New partitions and accessories, both sides
- New plumbing fixtures, typ, both sides
- New concrete work to slope floors, per ADA requirements, both sides
- Demo (E) concrete bench, typ, both sides
- Demo (E) CMU wall, typ, both sides
- ADA turnaround space, typ
- Demo existing CMU wall, both sides
- New fiberglass door and frame, both sides
- Accessible path of travel
- Demo existing CMU wall, both sides
- Fill existing opening with new CMU wall
- Demo existing wood piles, both sides
- Demo existing CMU wing wall, both sides
- Existing sheet pile and fence to remain

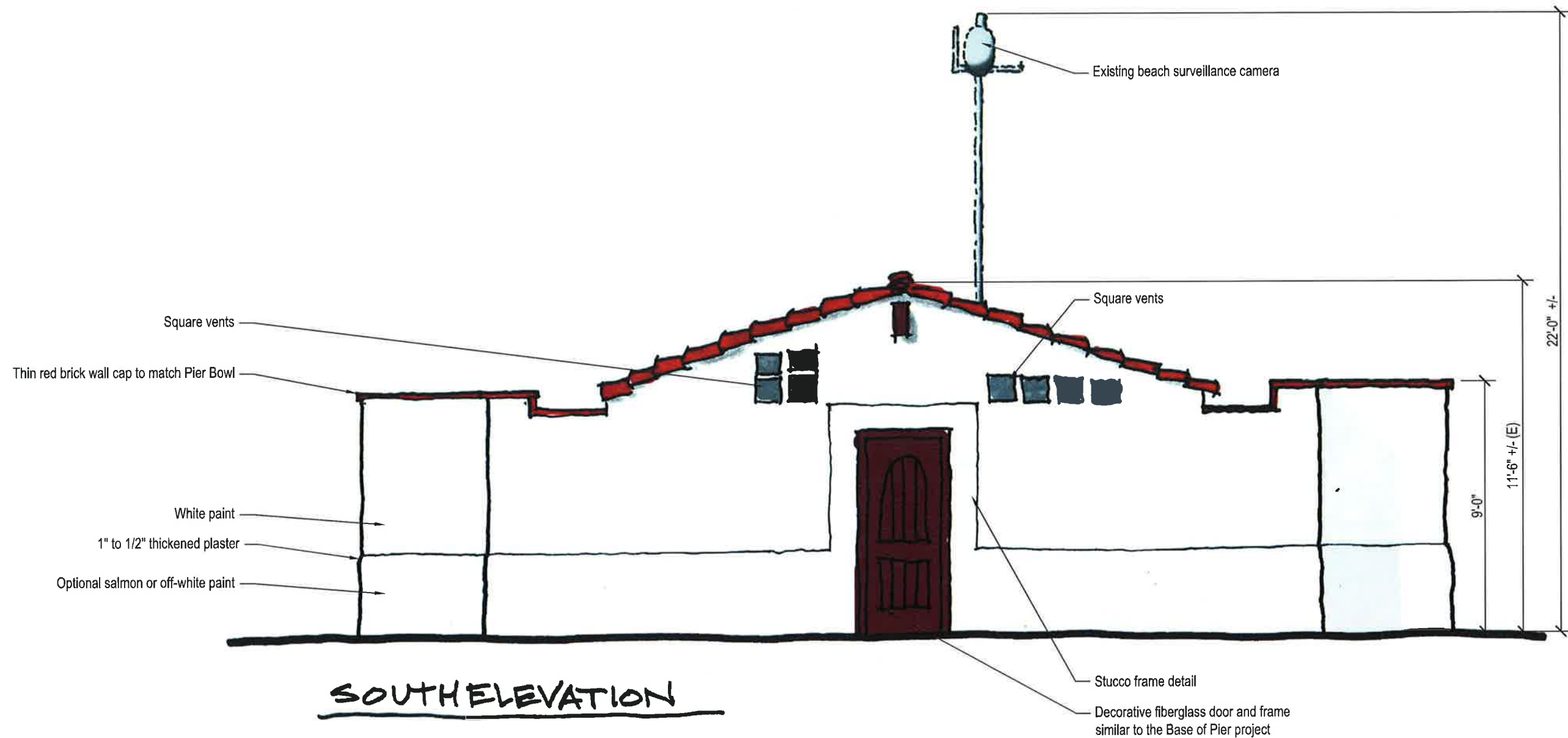
NOTE:
THIS FLOOR PLAN IS THE SAME AND APPLIES TO ALL OPTIONS REGARDLESS OF THE VARIED ELEVATIONS.

NOTE:
(E) DENOTES EXISTING. WHEN USED ON DIMENSIONS, IT RELATES TO THE DIMENSIONS, PER AS-BUILT DRAWINGS. DIMENSIONS APPLY TO BOTH SIDES AS EXISTING FLOOR PLAN MIRRORS ALONG PLUMBING CHASE.

BOCA DEL CANNON FLOOR PLAN



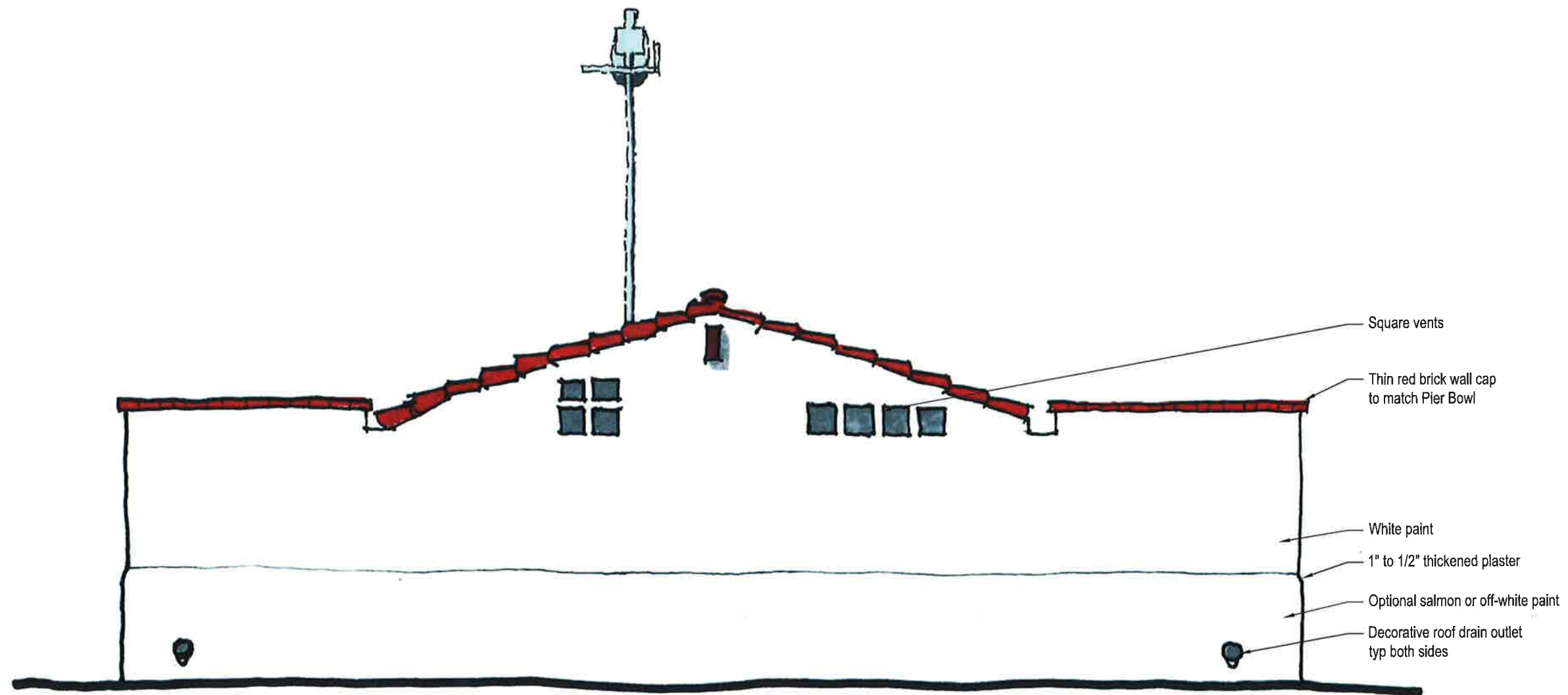
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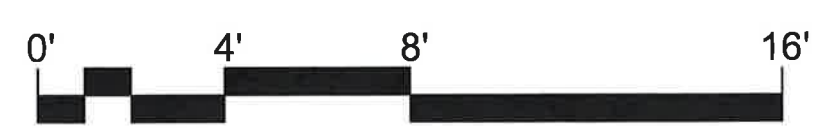
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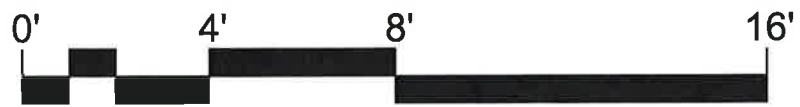
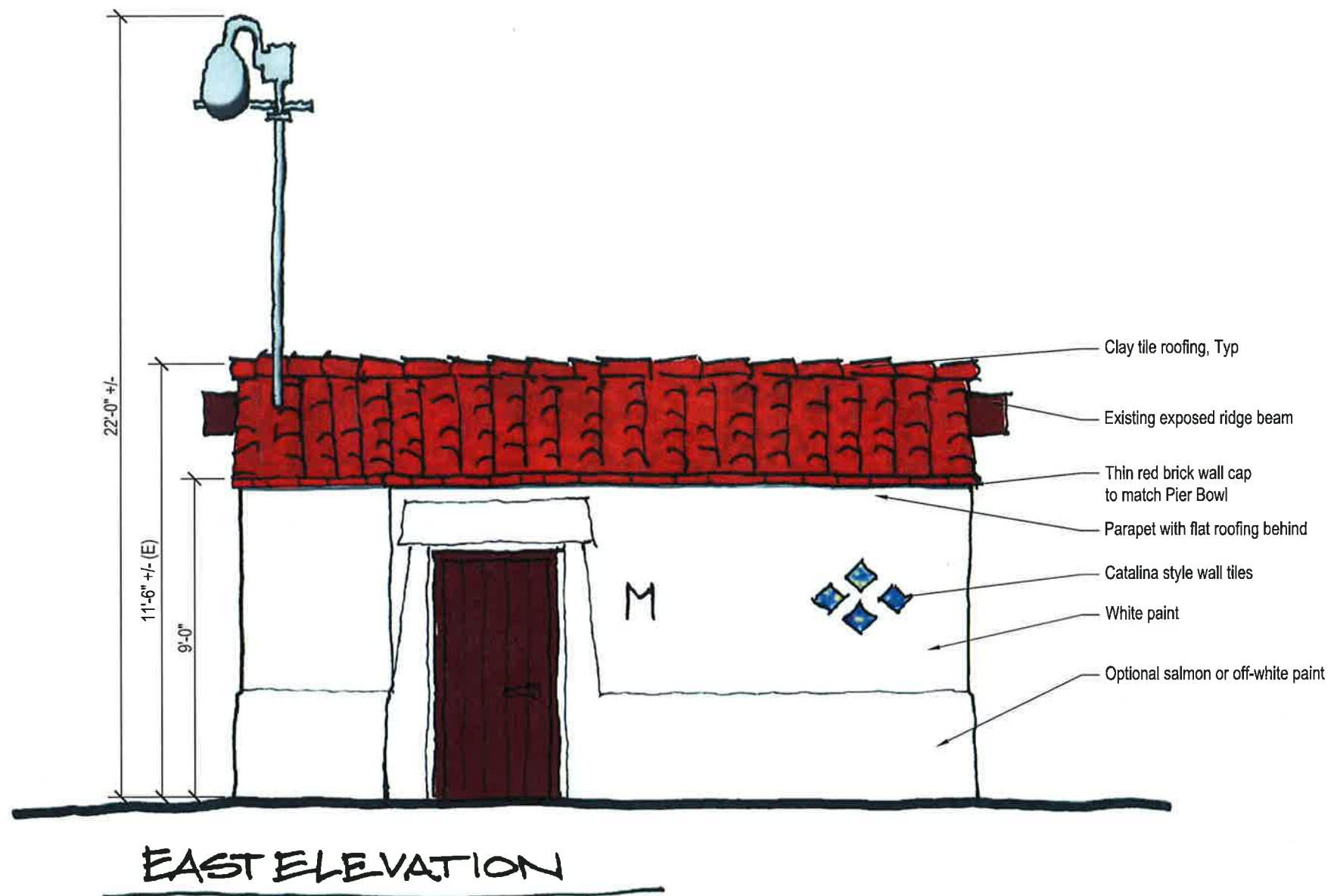
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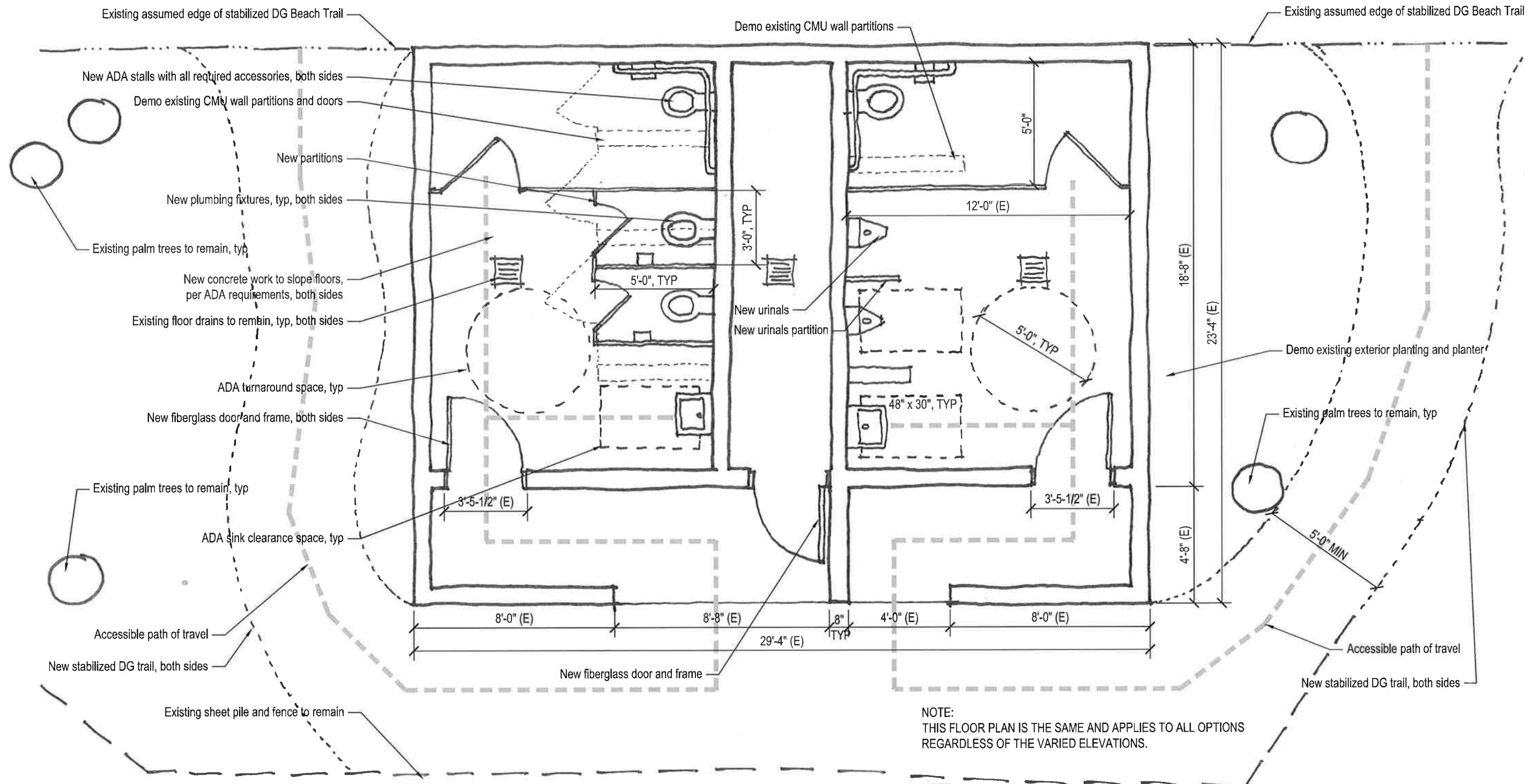
NORTH ELEVATION



Scale: 1/4" = 1'-0"



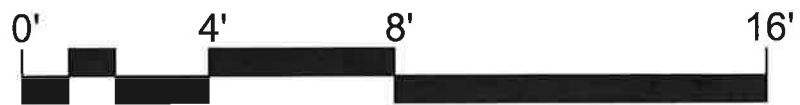
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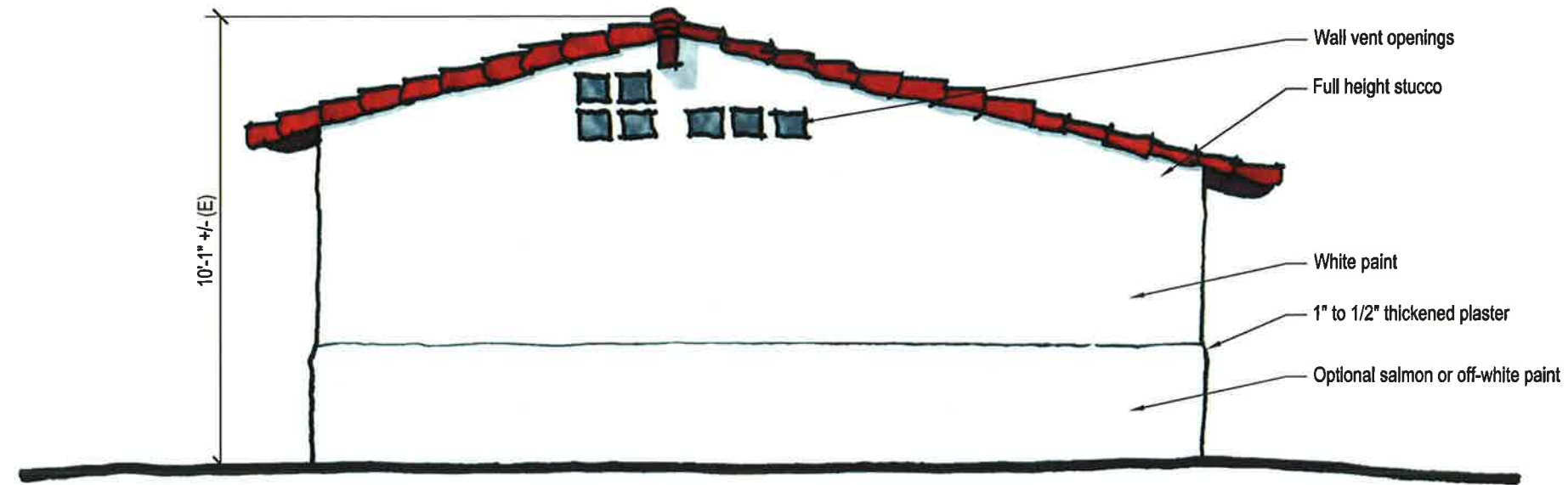
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MIRRORS ALONG PLUMBING CHASE.

T-STREET FLOOR PLAN



Scale: 1/4" = 1'-0"

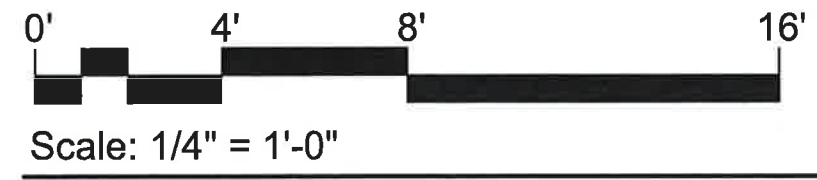


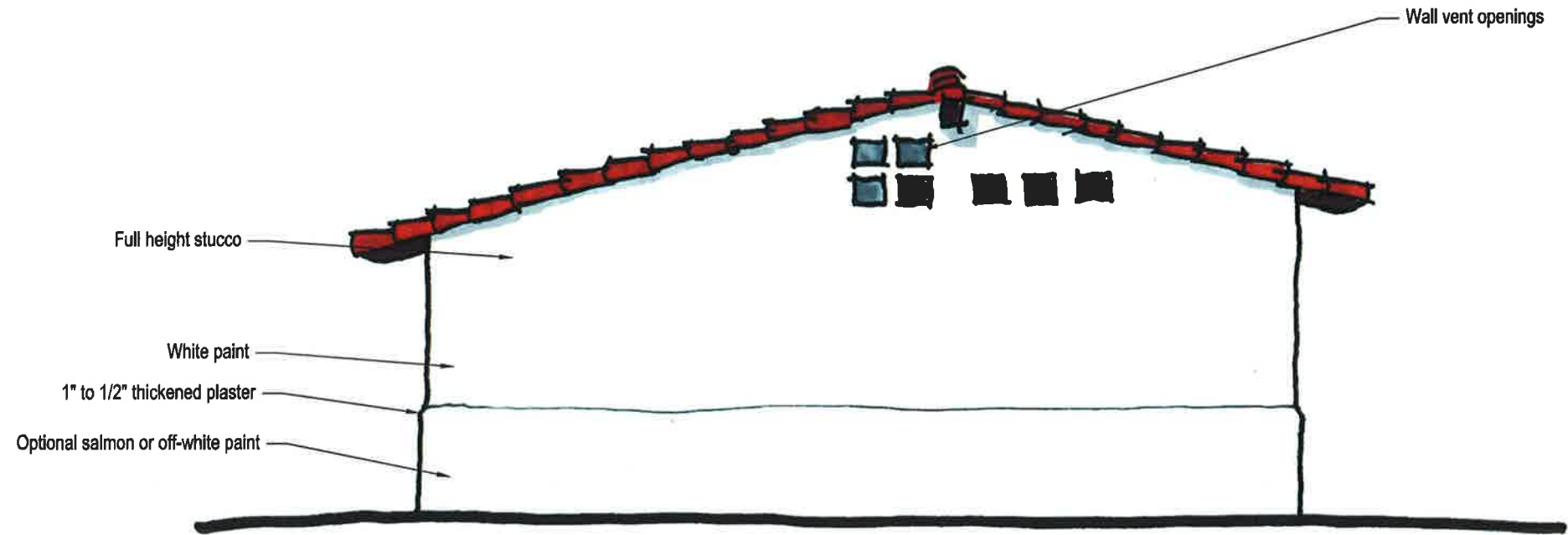


WEST ELEVATION

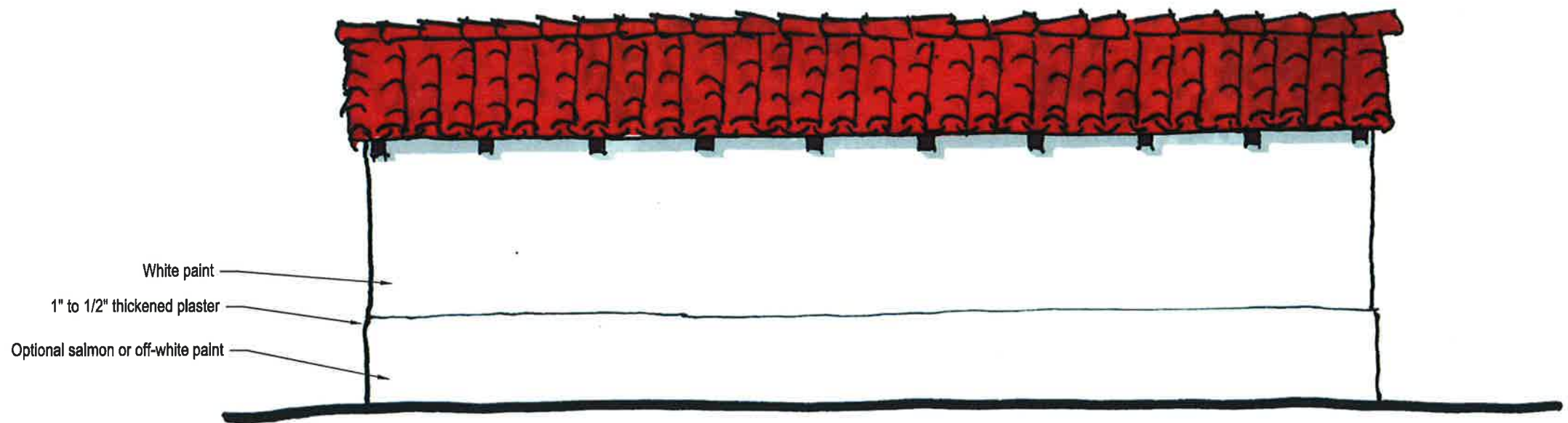


SOUTH ELEVATION

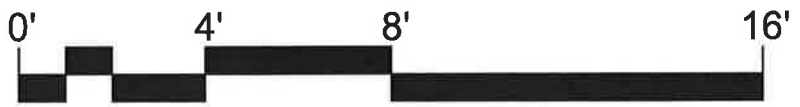




EAST ELEVATION



NORTH ELEVATION



Scale: 1/4" = 1'-0"