



Design Review Subcommittee (DRSC)

Meeting Date: September 28, 2016

PLANNER: Cliff Jones, Associate Planner *CJ*
Aeryn Donnelly-Terrey, Park Planner

SUBJECT: **MAP 16-305, Bonito Canyon Park Restroom Rehabilitation and MAP 16-306, Vista Bahia Park Restroom Rehabilitation**, a request to allow new public restroom buildings at Bonito Canyon Park and Vista Bahia Park. Bonito Canyon Park is located at 1304 Calle Valle in the Open Space Zone and Coastal Zone Overlay (OS1-CZ). Vista Bahia Park is located at 402 Calle Bahia in the Open Space Zone (OS1).

BACKGROUND:

Project Description

The existing Bonito Canyon Park restroom and Vista Bahia Park restroom require ADA and building system upgrades necessitating building replacement. Design, permitting and construction is scheduled for FY 2017. Per the General Plan, the required style for new public buildings is Spanish Colonial Revival (SCR) architecture. To save cost, staff proposes to substitute new construction with a pre-fabricated restroom building where SCR details can be added for a lower cost than a traditional design/build approach. An accessible route from the public right-of-way to the new accessible entrance of the building will also need to be provided for each restroom building.

Why DRSC Review is Required

A Minor Architectural Permit is required per Zoning Ordinance Section 17.28.230 because the project includes the construction of new minor park structures. The DRSC is tasked with ensuring the development is compatible and harmonious with the surrounding neighborhood and with reviewing the project for consistency with the Design Guidelines. Input from the DRSC will allow the City to refine the conceptual plans to address DRSC comments and recommendations. DRSC comments and recommendations will be forwarded to the Zoning Administrator.

ANALYSIS:

The pre-fabricated restroom has a standard floor plan, however, minor floor plan changes and details can be added to the building to achieve the desired architectural style. The pre-fabricated restroom plans are provided in Attachment 2. To achieve a SCR style building at each park, staff is proposing the following details be added to the building:

1. Traditional red barrel tile roof with mortar packing.

MAP 16-305/MAP 16-306 Bonito Canyon Park and Vista Bahia Park Page 2 Restroom Rehabilitation

2. At roof ends, barrel tile should wrap over stucco walls or exposed wood corbels should be provided to ensure there are no wood fascia boards.
3. Smooth white stucco walls.
4. Wood or steel doors painted a dark brown color.
5. Doors should be located a minimum of one foot from the edge of the building to provide the desired appearance of thick stucco walls.
6. Doors should be recessed a minimum of 4" within the wall to provide the desired appearance of thick stucco walls.
7. Wrought-iron or steel ventilation grilles.
8. Wrought-iron light fixtures.
9. Roof ventilation skylight for the Male and Female Restrooms should be located where it has the least visibility.

Detailed architectural drawings will be developed following DRSC input and recommendation.

The project meets General Plan and Design Guidelines requiring Spanish Colonial Revival architectural elements as summarized in Table 1 below.

Table 1 – Project Evaluation

Design Guideline or Policy	Project Consistency
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. (General Plan Urban Design Element Policy UD-5.09)	Consistent. Proposed architectural details (materials and colors) generally follow SCR style. The parks are not located in a district allowing for an architectural style different than SCR.
Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture (Design Guidelines II.C.2)	Consistent. Proposed architectural details (materials and colors) generally follow SCR style.

RECOMMENDATIONS:

Staff recommends the pre-fabricated restroom include the SCR details outlined above to meet Design Guidelines and the General Plan requirement that new public buildings be designed in SCR style.

**MAP 16-305/MAP 16-306 Bonito Canyon Park and Vista Bahia Park Page 3
Restroom Rehabilitation**

CONCLUSION:

Staff seeks the DRSC's comments and welcomes any additional recommendations.

Attachments:

1. Location Map
2. Plans

