

City of Oceanside

Office of the City Manager

Memorandum

DATE: July 18, 2013

TO: Downtown Advisory Committee

FROM: John W. Helmer, Downtown Area Manager

SUBJECT: Beach Restroom Project Phase I

The project proposes the construction of three public beach restrooms along The Strand at Breakwater, Sportsfisher and Tyson Streets. The existing three restrooms will be demolished and replaced. The primary design goal was to achieve a maximum number of toilet stalls and amenities without increasing the overall size of the existing restrooms in order to preserve public coastal views. The proposed design has oriented the new beach restrooms with the long axis of the building perpendicular to the Strand to increase the number of toilet stalls while reducing the overall building footprint and not encroaching onto additional sand. This orientation also improves security in that the corridors outside of the stalls are visible from the Strand. Entrances are located on both the south and north of the structures. All of the bathrooms are to be unisex. See attached drawings.

The proposed design is contemporary and is characterized by geometric shapes and strong lines. All of the new restrooms will utilize the same basic design to reduce costs, however, colors and some non-structural exterior materials may vary. The proposed material is a treated cinderblock wall. The project also includes the remodeling of the Pier restrooms (located midway on the pier), and the Wisconsin Street public restroom. No increase in fixture count is proposed for these two restrooms. The only entitlement this project requires is a Coastal Permit. It is exempt from CEQA.

Staff believes that this project is consistent with all applicable zoning and Local Coastal Program provisions and that the DAC should recommend that the Community Development Commission (CDC) approve the project. Staff anticipates that this project would be considered by the CDC in September 2013.

Staff is also looking at options with the restroom design consultant to remodel and/or replace facilities near the amphitheater. Facilities being studied include possibly replacing the Police Lock Out Building, remodeling the Bathhouse and reconfiguring the area next to Betty's Lot with the steel storage containers and dumpsters. This is a future phase and is not included in beach restroom project described above. Staff will bring this project to the DAC for review at their next meeting.