01-24-24 Mtg Item C.1.
Presented by Staff

City Council Meeting – January 24, 2024

# Marine Safety Center

## Revised Design & Potential View Impacts

# Background

- May 2017 – Needs Assessment and Feasibility Study performed recommended removal and reconstruction of the existing building
- April 2022 – preliminary “courtesy” story poles installed to assess views
- February 2023 – potential view impairment for surrounding residences and from the Fletcher Cove Park presented to the City Council
- November 2023 – the design was revised and the revised potential view impairment for surrounding residences and from the Fletcher Cove Park were presented to the City Council

# Background
# Main Project Objectives

- Reduce bulk and scale to the greatest extent possible
- Provide observation of the beach and the park
- Tuck new building into the southern slope to the maximum extent possible
- Preserve existing public views to the greatest extent possible
- Continue to involve the community

# Background
## Council Direction from November 2023

- Consider design options that reduce view impacts while respecting the needs of the Marine Safety Department
- Maximize public views, especially from Fletcher Cove Park
- Build the Marine Safety Center as far into the southern bluff as possible
- Height of observation tower should be as close to the peak height of current building
- Pull back roof eaves and create a more symmetrical roofline
- Make tower as small as functionally possible, reduce the roof overhang and adjust roof angle to preserve views

# Background
## Revisions Made Based on Council Direction/Input

- The observation tower has been moved approximately 8’ south from the previous design and 26’ south of the story poled design
- The observation tower has been moved approximately 13’ east from the previous design and 16’ east of the story poled design
- The west edge of the main building has been moved approximately 18’ east from the previous design

# Overview of Proposed Revised Design of MSC

# Overview of Proposed Revised Design of MSC

# Design Comparisons
## Summary

**February 2023**

**November 2023**

**January 2024**

# Design Comparisons
## Original Design – February 2023

# Design Comparisons
## Revised Design – November 2023

# Design Comparisons
## Revised Design – January 2024

# Photo Simulations
## From Boardwalk near Tot Lot – Existing Building

# Photo Simulations
## From Boardwalk near Tot Lot – Nov. 8, 2024 Design

# Photo Simulations
## From Boardwalk near Tot Lot – Jan. 24, 2024 Design

# Photo Simulations
## From Boardwalk near Tot Lot – Existing Building

# Photo Simulations
## From Plaza Street – Existing Building

# Photo Simulations
## From Plaza Street – Nov. 8, 2024 Design

# Photo Simulations
## From Plaza Street – Nov. 8, 2024 Design

# Photo Simulations
## From Plaza Street – Jan. 24, 2024 Design

# Photo Simulations
## From Plaza Street – Existing Building

# Jan. 2024 Design
## Overlay with Existing Building Envelope – from West

# Jan. 2024 Design
## Without Existing Building Envelope - from West

# Jan. 2024 Design
## Overlay with Existing Building Envelope – from East

# Jan. 2024 Design
## Without Existing Building Envelope – from East

# Jan. 2024 Design
## Overlay with Existing Building Envelope – Closeup

# Jan. 2024 Design
# Without Existing Building Envelope – Closeup

# Jan. 2024 Design
# With Existing Building Envelope – From Northeast

# Jan. 2024 Design
# Without Existing Building Envelope – From Northeast

# Photo Simulation – 100 Pacific Ave


## Existing Building

# Photo Simulation – 100 Pacific Ave


**February 2023 Design**

# Photo Simulation – 100 Pacific Ave


**November 2023 Design**

# Photo Simulation – 100 Pacific Ave


**January 2024 Design**

# Photo Simulation – 100 Pacific Ave


## Existing Building

# Photo Simulation – Las Brisas Unit 5


## Existing Building

# Photo Simulation – Las Brisas Unit 5


**February 2023 Design**

# Photo Simulation – Las Brisas Unit 5


**November 2023 Design**

# Photo Simulation – Las Brisas Unit 5


**January 2024 Design**

# Photo Simulation – Las Brisas Unit 5


## Existing Building

# Photo Simulation – Las Brisas Unit 8


## Existing Building

# Photo Simulation – Las Brisas Unit 8


**February 2023 Design**

# Photo Simulation – Las Brisas Unit 8


**November 2023 Design**

# Photo Simulation – Las Brisas Unit 8


**January 2024 Design**

# Photo Simulation – Las Brisas Unit 8


## Existing Building

# Photo Simulation – Las Brisas Unit 17


## Existing Building

# Photo Simulation – Las Brisas Unit 17


**February 2023 Design**

# Photo Simulation – Las Brisas Unit 17


**November 2023 Design**

# Photo Simulation – Las Brisas Unit 17


**January 2024 Design**

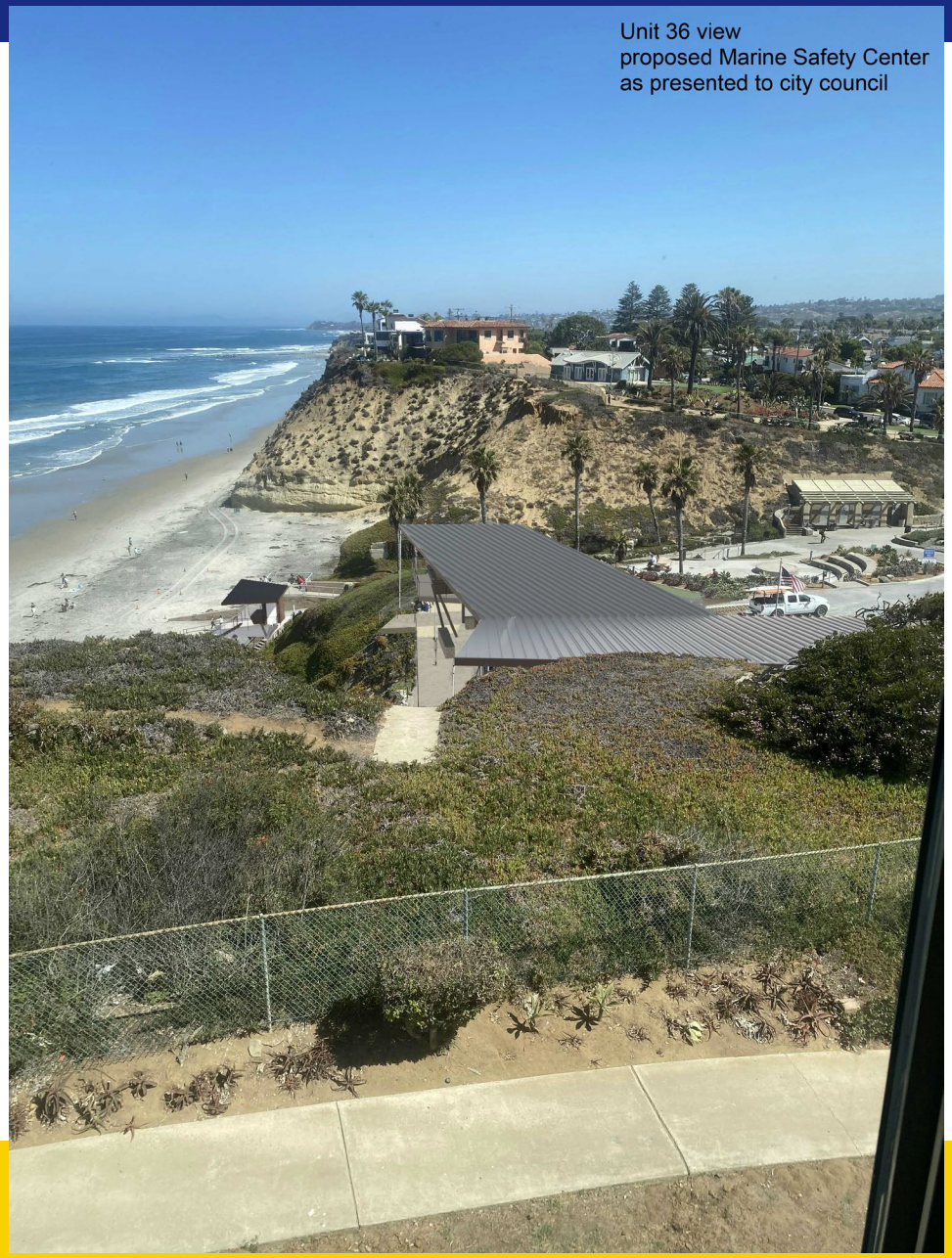
# Photo Simulation – Las Brisas Unit 17


## Existing Building

# Photo Simulation – Las Brisas Unit 36

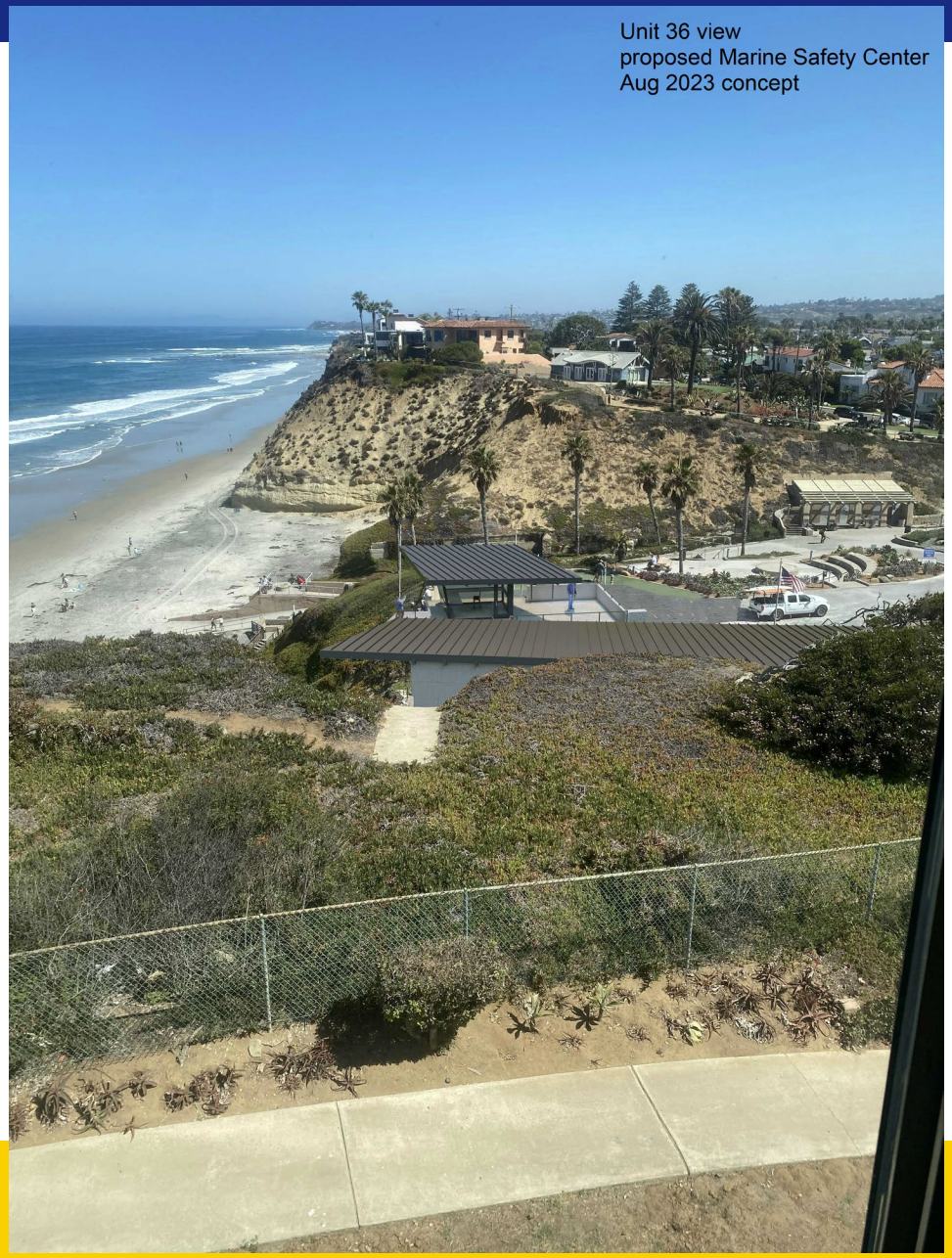

## Existing Building

# Photo Simulation – Las Brisas Unit 36



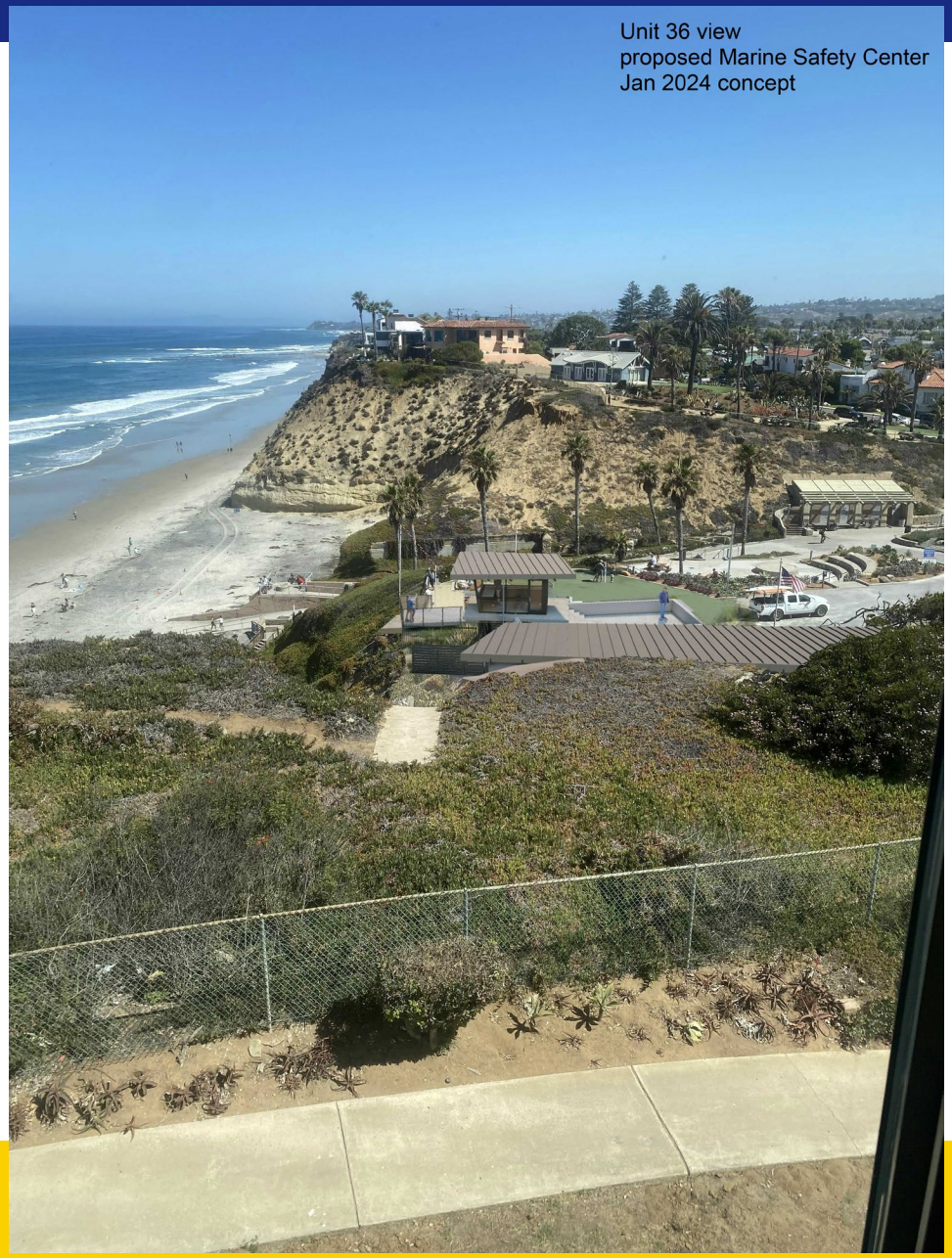

**February 2023 Design**

# Photo Simulation – Las Brisas Unit 36




**November 2023 Design**

# Photo Simulation – Las Brisas Unit 36

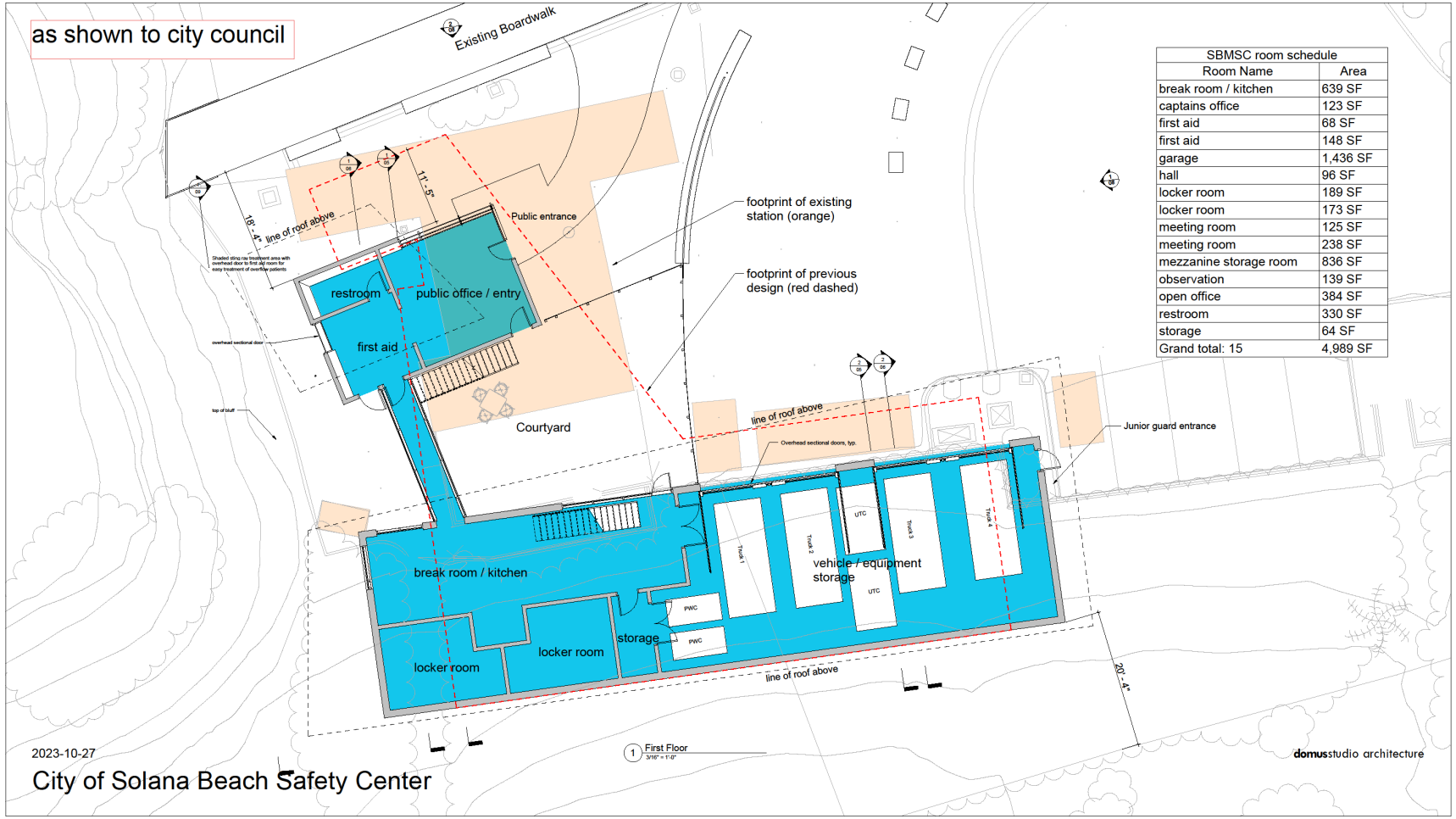



## January 2024 Design

# Photo Simulation – Las Brisas Unit 36

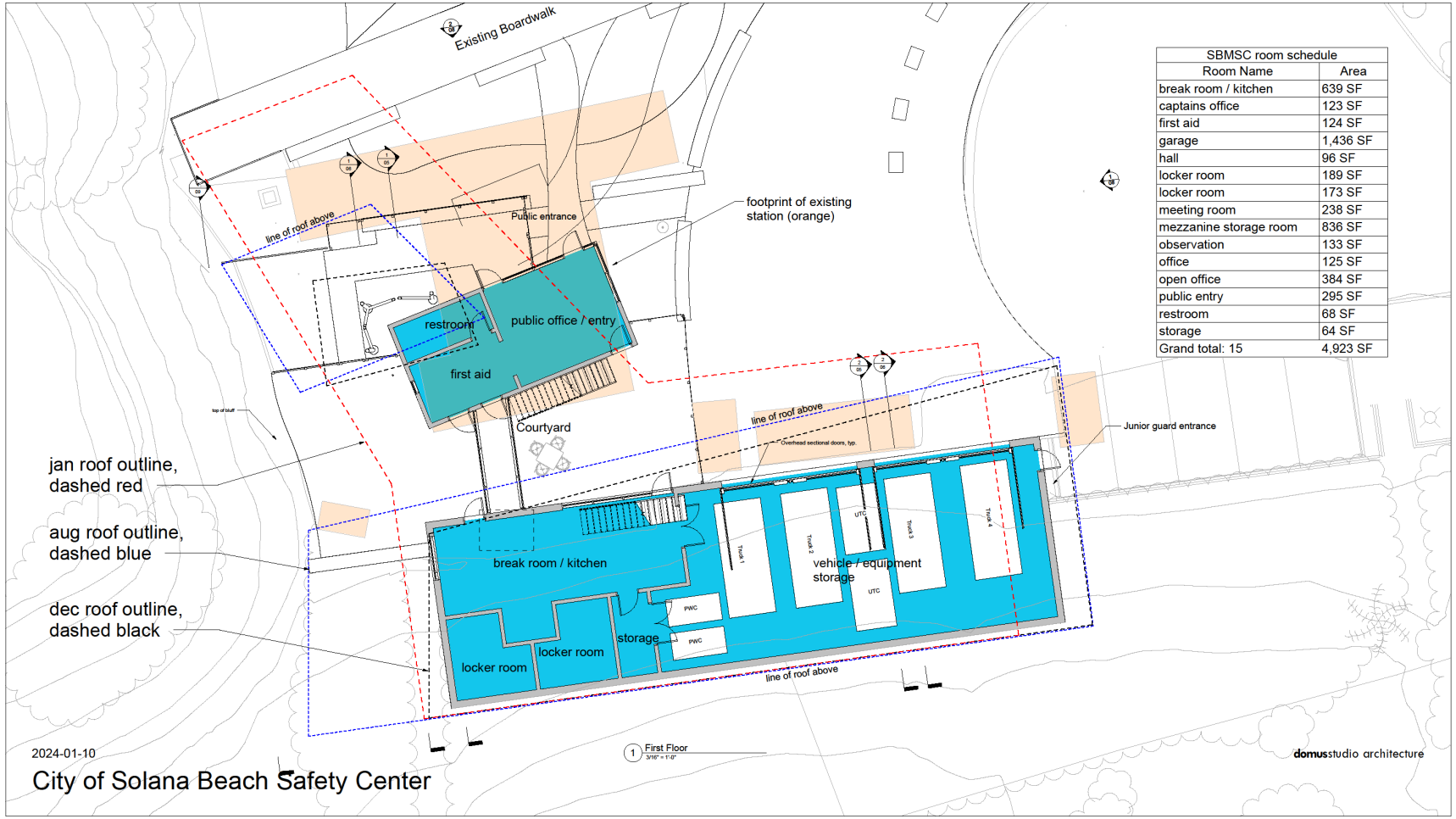

## Existing Building

# Nov. 2023 Design Presented to Council



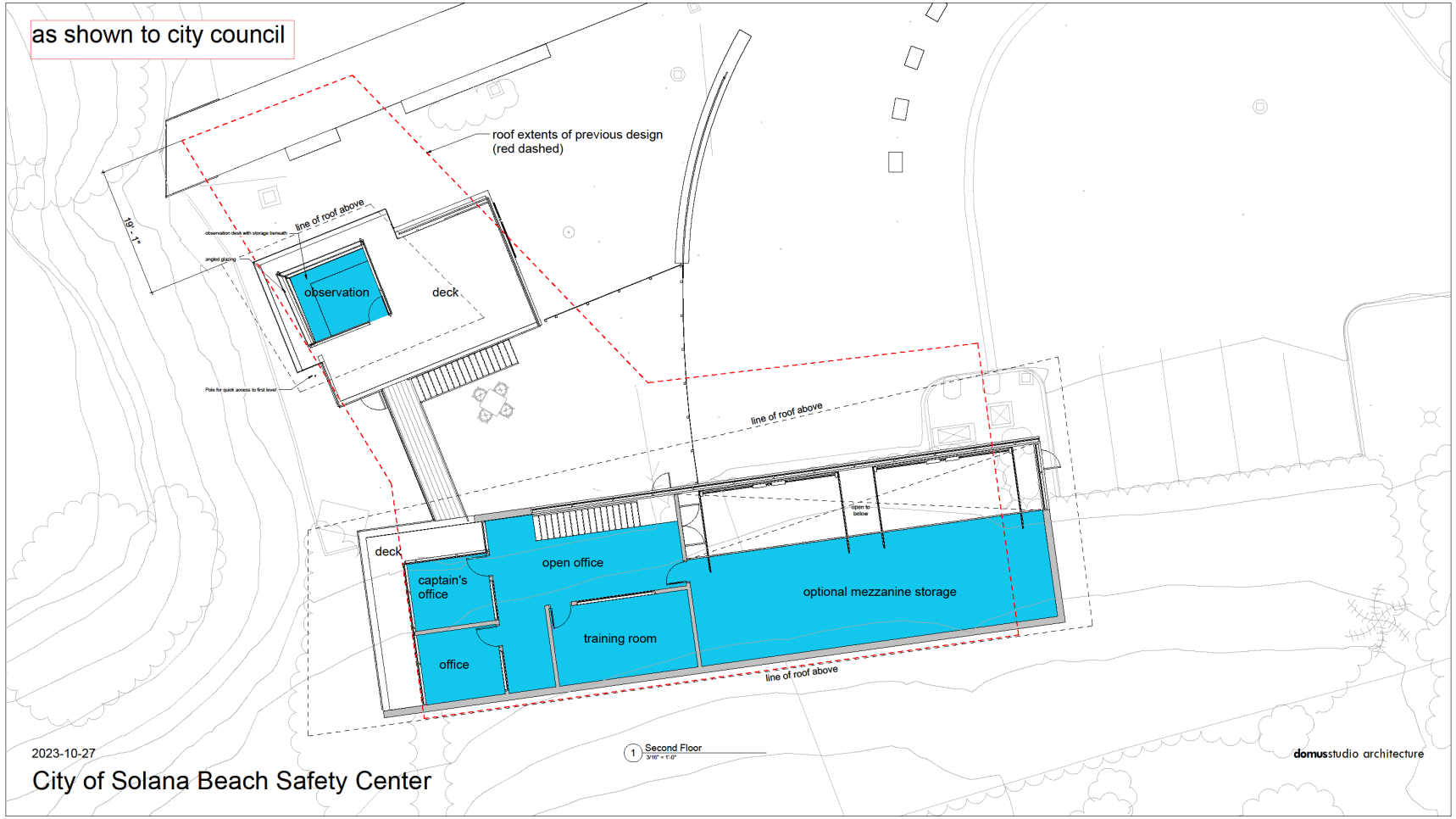

| SBMSC room schedule | |
|---|---|
| Room Name | Area |
| break room / kitchen | 639 SF |
| captains office | 123 SF |
| first aid | 68 SF |
| first aid | 148 SF |
| garage | 1,436 SF |
| hall | 96 SF |
| locker room | 189 SF |
| locker room | 173 SF |
| meeting room | 125 SF |
| meeting room | 238 SF |
| mezzanine storage room | 836 SF |
| observation | 139 SF |
| open office | 384 SF |
| restroom | 330 SF |
| storage | 64 SF |
| Grand total: 15 | 4,989 SF |

# Jan. 2024 Design




| SBMSC room schedule | |
|---|---|
| Room Name | Area |
| break room / kitchen | 639 SF |
| captains office | 123 SF |
| first aid | 124 SF |
| garage | 1,436 SF |
| hall | 96 SF |
| locker room | 189 SF |
| locker room | 173 SF |
| meeting room | 238 SF |
| mezzanine storage room | 836 SF |
| observation | 133 SF |
| office | 125 SF |
| open office | 384 SF |
| public entry | 295 SF |
| restroom | 68 SF |
| storage | 64 SF |
| Grand total: 15 | 4,923 SF |

# Nov. 2023 Design Presented to Council



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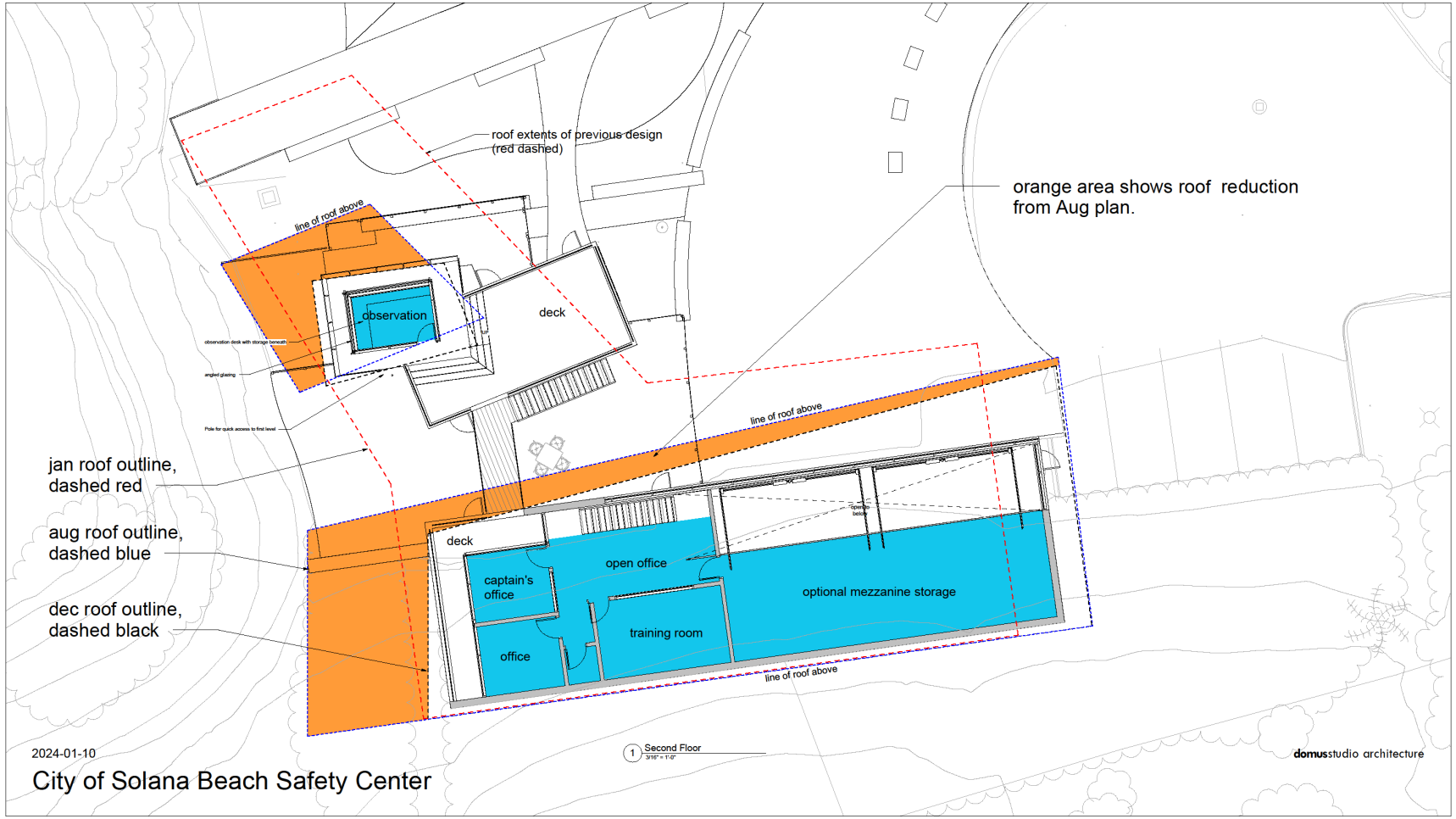
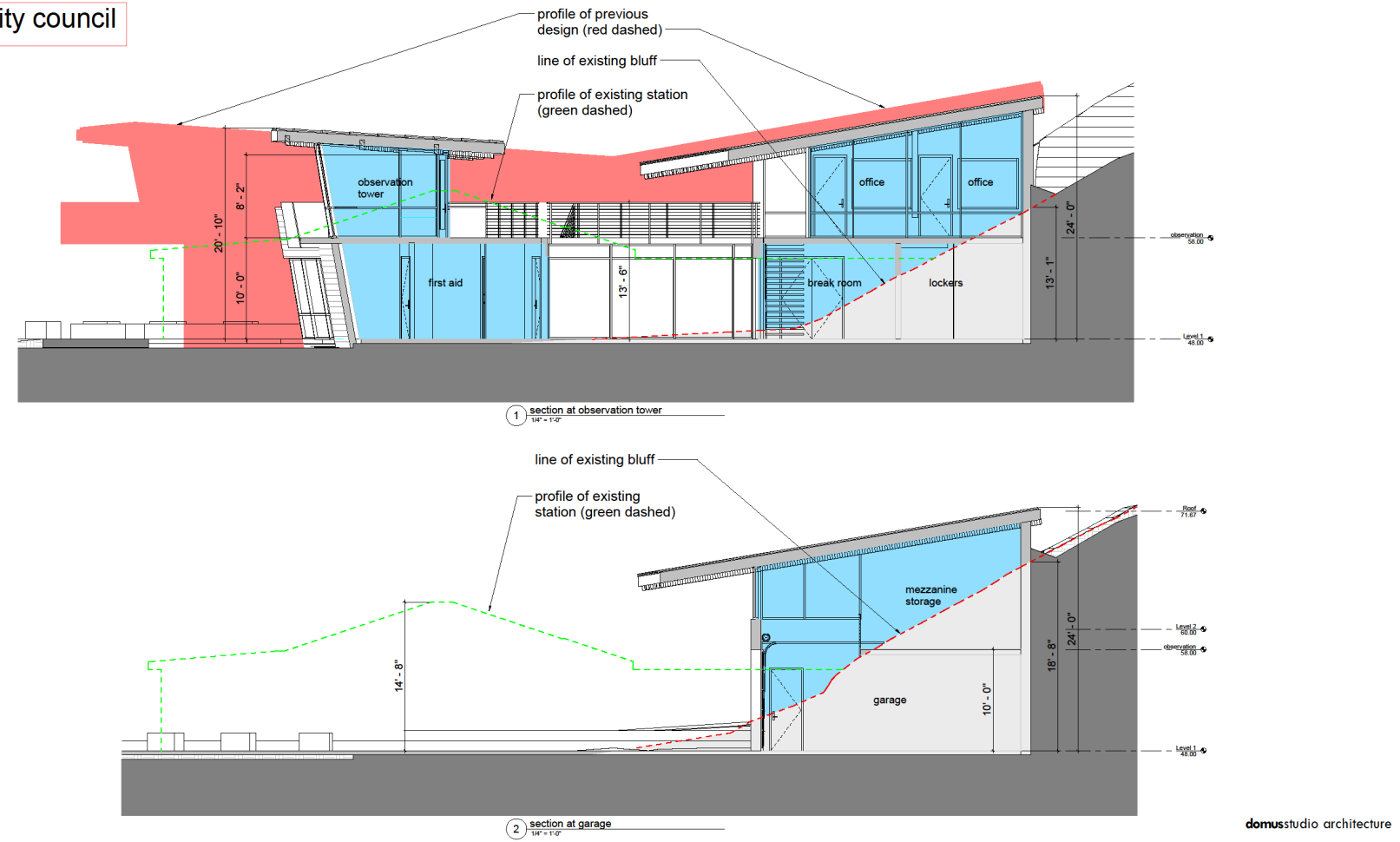


# Nov. 2023 Design Presented to Council

as shown to city council

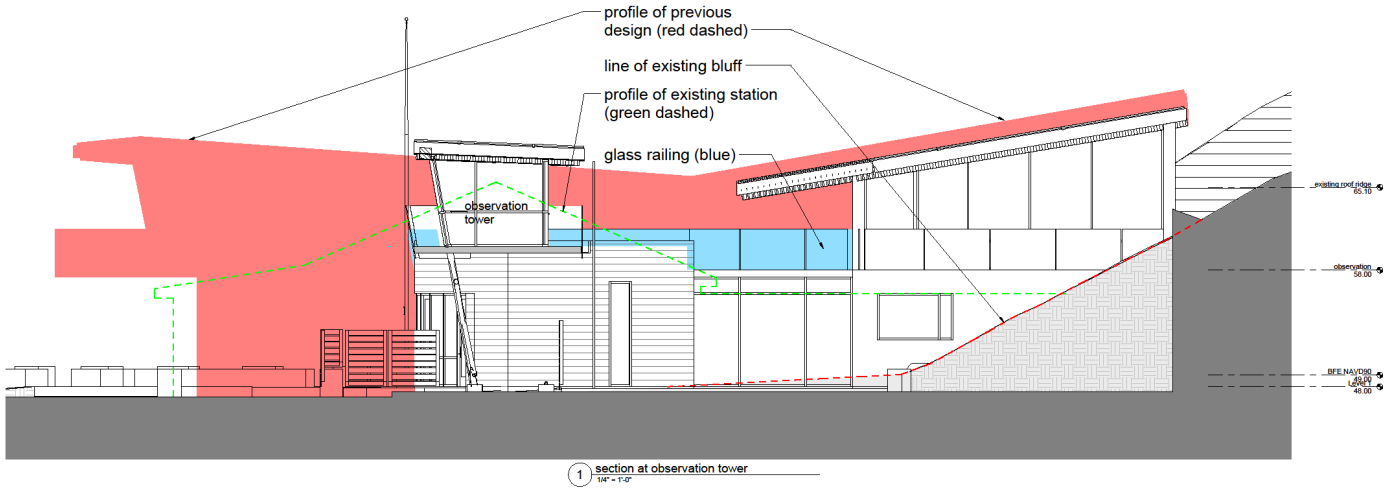



2023-10-27

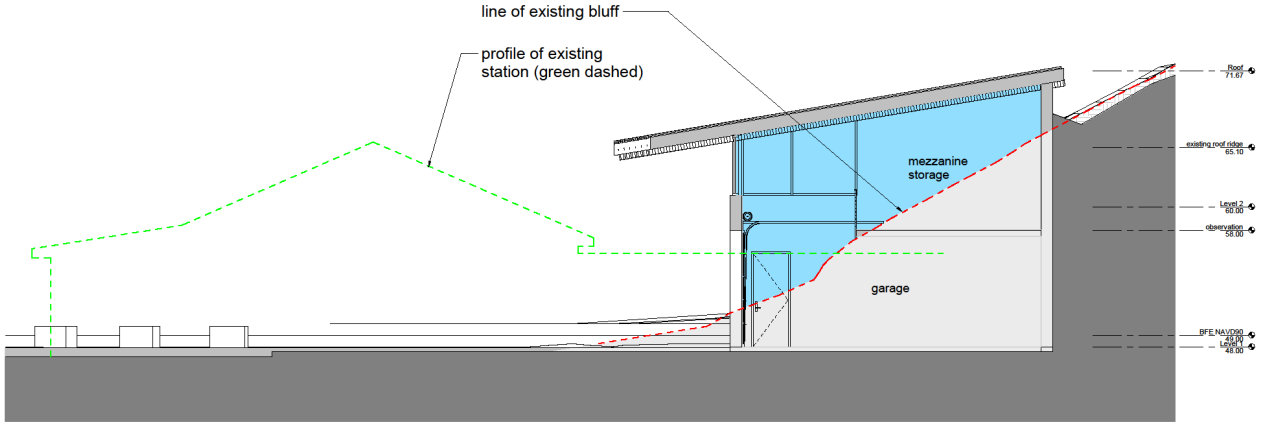
City of Solana Beach Safety Center

domusstudio architecture

# Jan. 2024 Design




1 section at observation tower
1/4" = 1'-0"




2 section at garage
1/4" = 1'-0"

2024-01-10

City of Solana Beach Safety Center

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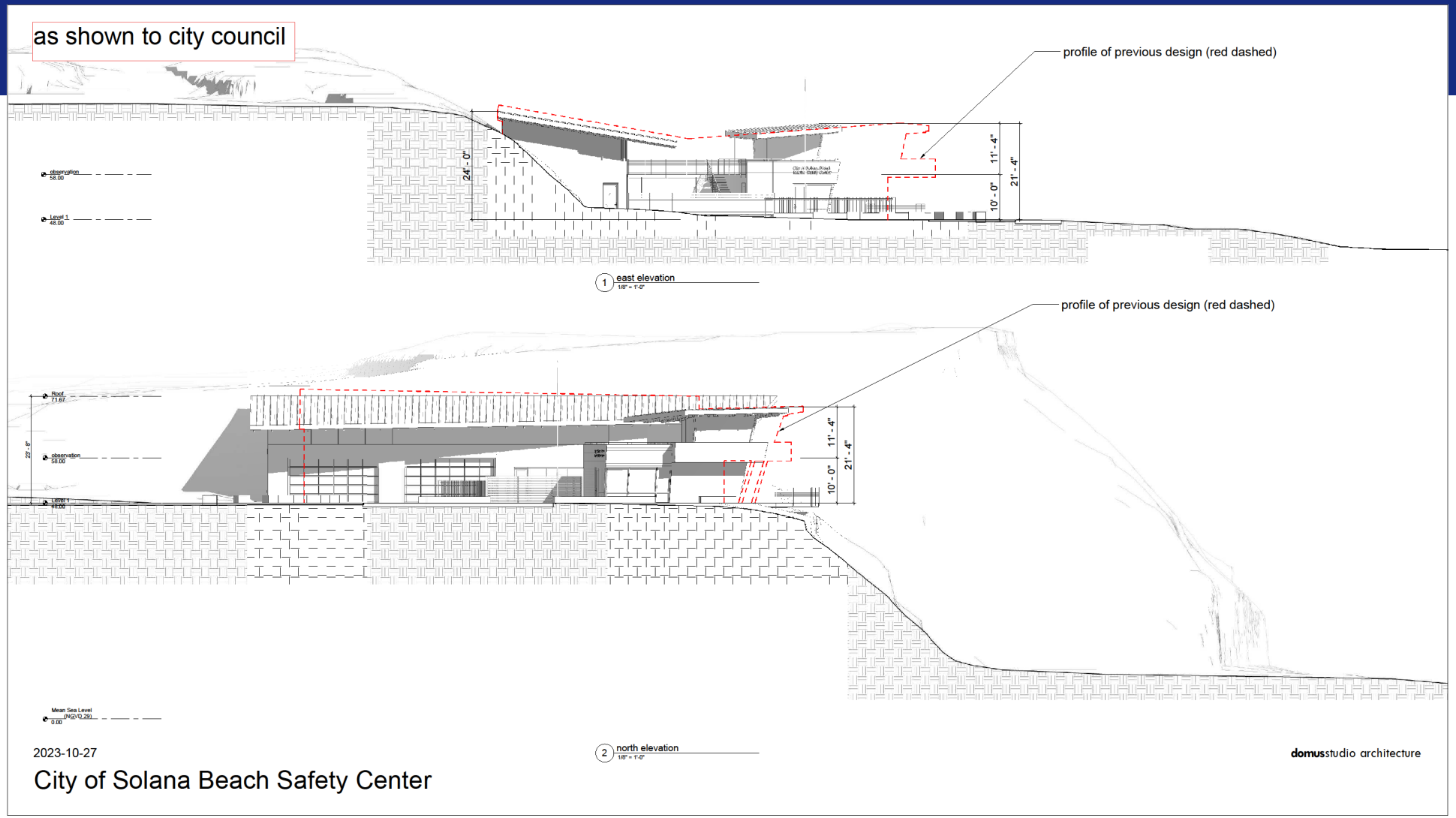
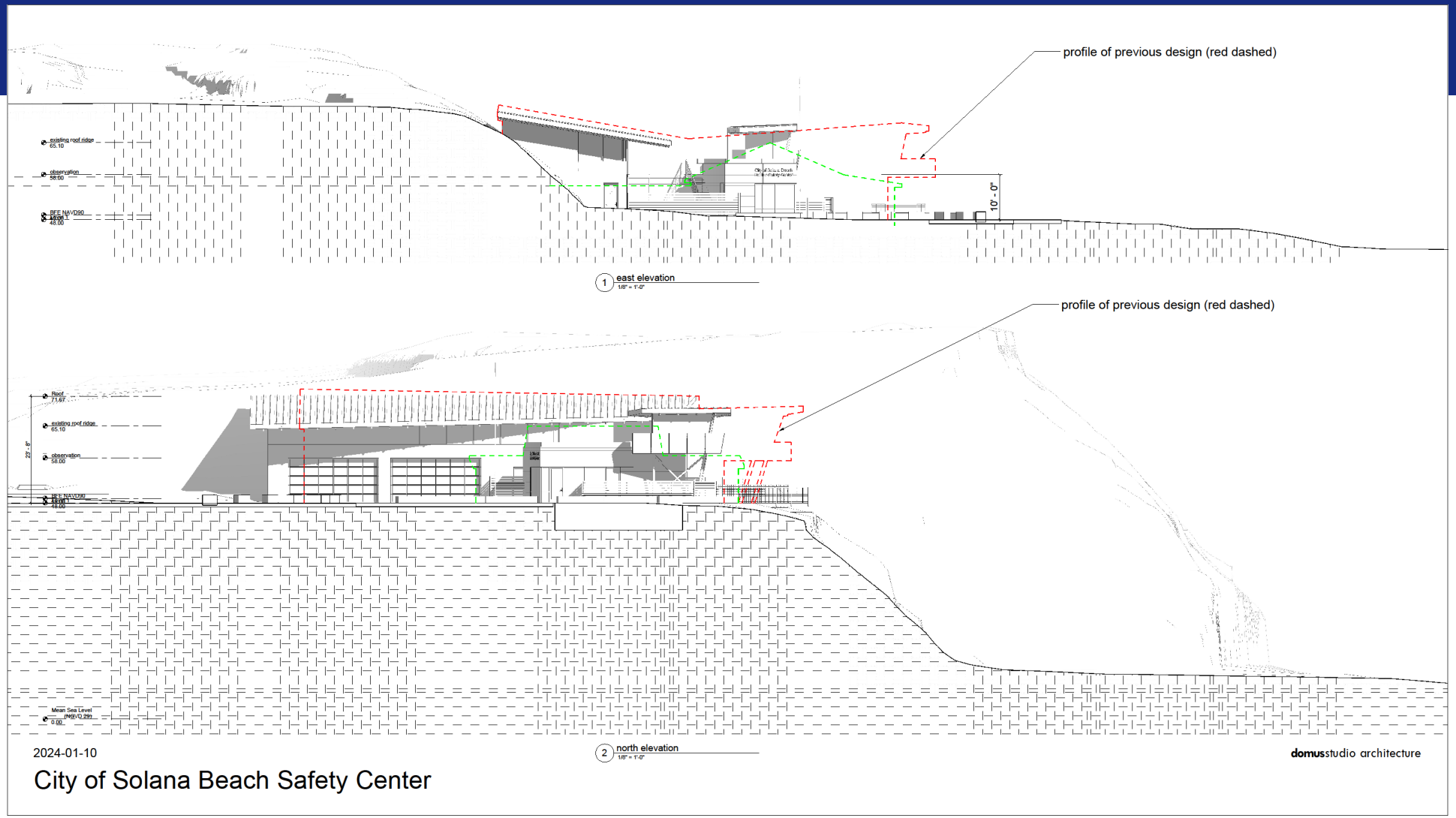
# Nov. 2023 Design Presented to Council

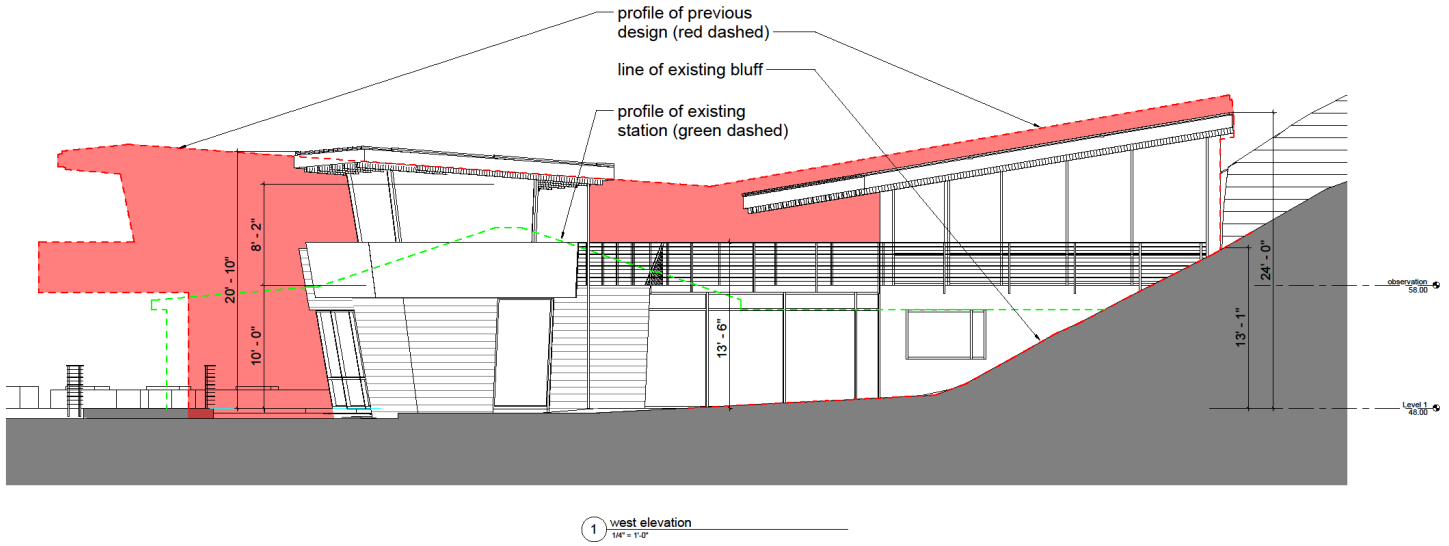


# Jan. 2024 Design



# Nov. 2023 Design Presented to Council

as shown to city council




2023-10-27

City of Solana Beach Safety Center

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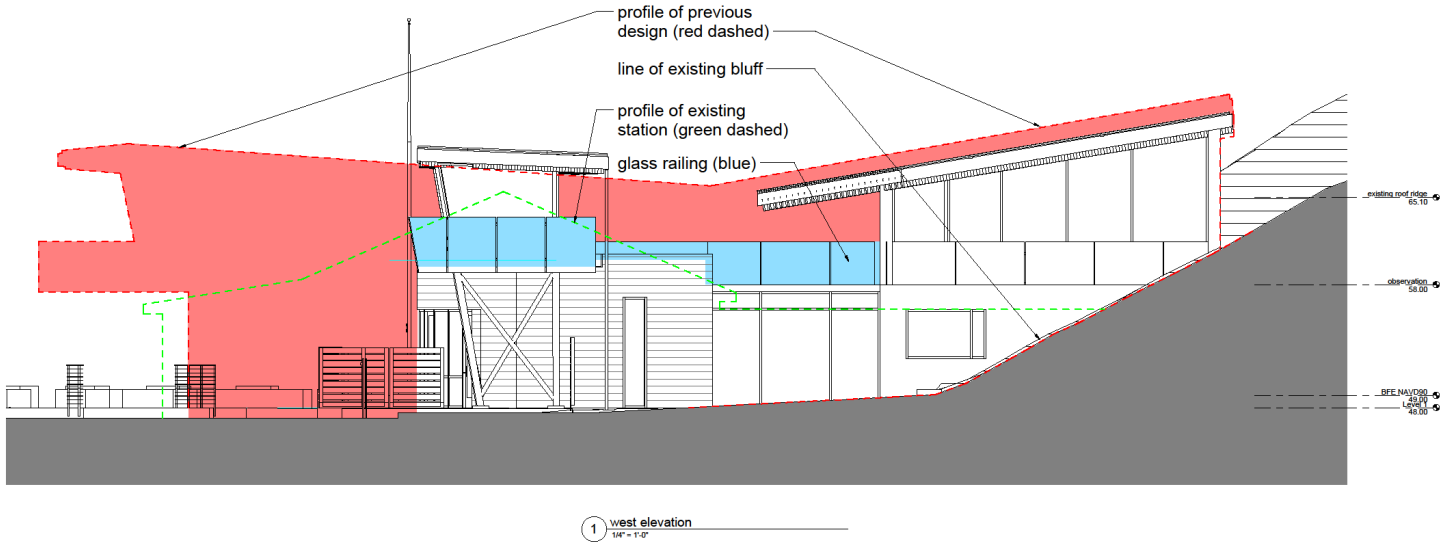
# Jan. 2024 Design




2024-01-10

City of Solana Beach Safety Center

domusstudio architecture

# Next Steps

- Staff  request Council's direction/input on the current design and whether to reinstall story poles for this design
- Internal permitting process (DRP/SDP)
- External permitting process (CDP, CEQA)
- Engagement with consultant team (Architectural, Geotechnical, Civil, Structural, Mechanical, etc.)
- Final design, specifications and cost estimate (PS&E)
- Construction funding

# Staff Recommendations

- Staff recommends that the City Council receive the Staff Report and provide input and direction on the revised Marine Safety Center design and potential view impacts to the public and surrounding residents.
- Consider adoption of Resolution 2024-014 authorizing the City Manager to execute an amendment to the PSA with domusstudio in an amount not to exceed $500,000 to complete environmental studies, obtain discretionary permits and complete the final design package.