



Marine Safety Center

Revised Design & Potential View Impacts

Background

- Project has been in the City's Work Plan for several years
- May 2017 – Needs Assessment and Feasibility Study performed recommended removal and reconstruction of the existing building
- Feb 2019 – Community Workshop was held
- November 2019 – three design options presented to Council
- October 2020 – provided update to City Council on the above-ground design developed for the improvements to the Marine Safety Center
- April 2022 – preliminary story poles installed to assess views
- February 2023 – potential view impacts for surrounding residences and from the Fletcher Cove Park presented to the City Council



Background

Previous Council Direction

- Pursue the above-ground option for operational functionality
- Avoid splitting buildings
- Reduce bulk and scale to the greatest extent possible
- Need for observation of the beach and the park
- Tuck new building into the southern slope to the maximum extent possible



Background

Previous Council Direction

- Desire for permanent tower at the bottom of the beach access ramp
- Preserve existing public views to the greatest extent possible
- Continue to involve the community



Background

Council Direction from February 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
- Eliminate the northward projection of the second story over the boardwalk
- Create a separate observation station in the approximate location of the existing building but set back from the boardwalk overlook area



Background

Council Direction from February 2023

- Eliminate any excess space from the first floor and move as much of the necessary uses into the building that is tucked into the southern bluff
- Eliminate the butterfly roof and use a low slope shed roof that compliments the roof on the Fletcher Cove Restrooms building
- Reduce the second-floor deck space on the east side



Background

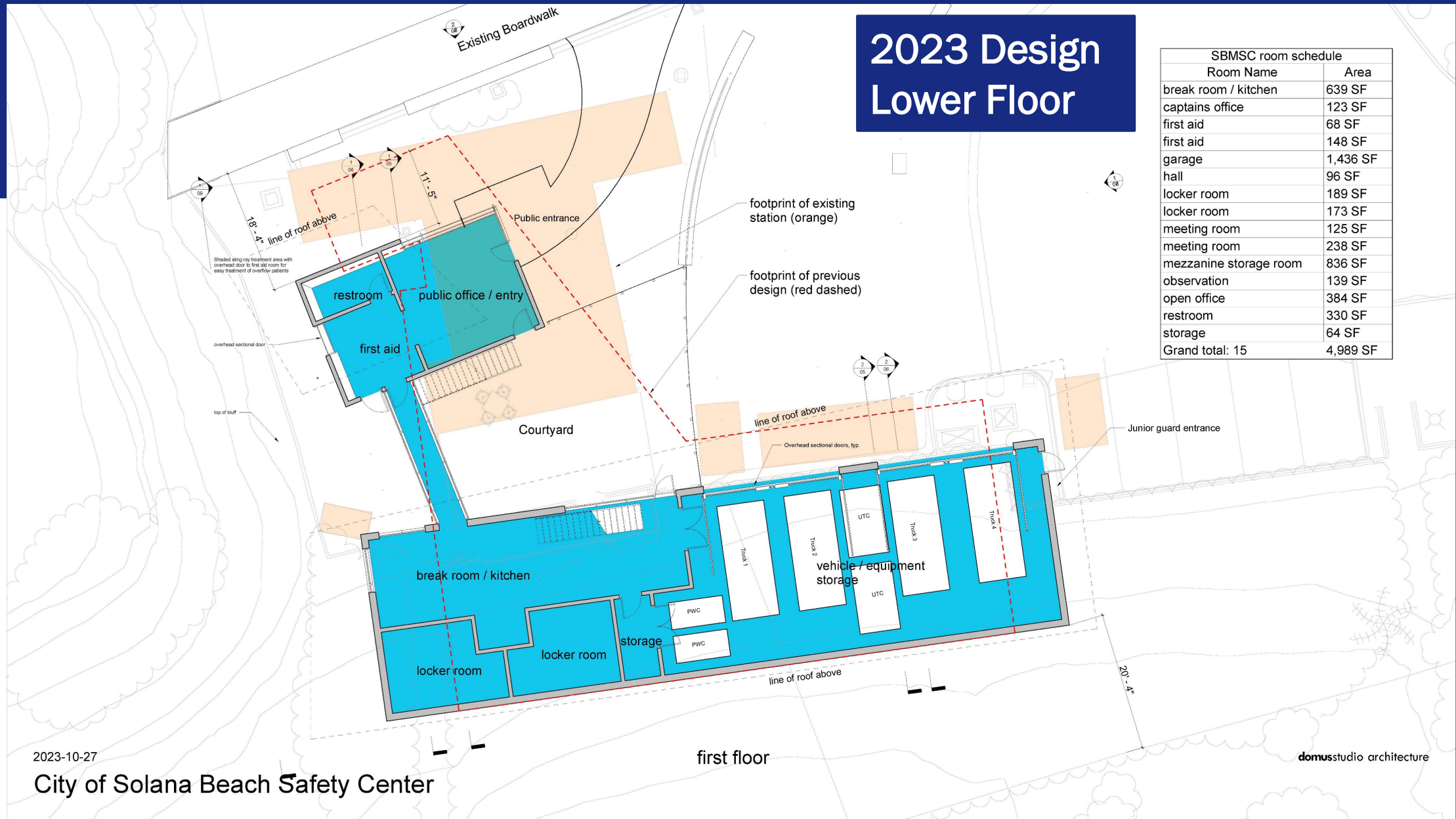
Revisions Made Based on Council Direction/Input

- Observation tower was moved approximately 11.5 feet south of location in previous design and is proposed to be approximately 18.33 feet south of the boardwalk
- To open more of the view corridor, a large part of the second floor previously was blocking the view was removed. This created a mostly standalone observation tower
- The main building was moved approximately 7 feet south (towards the bluff) and elongated approximately 18.75 feet to accommodate operational needs



2023 Design Lower Floor

| 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 |



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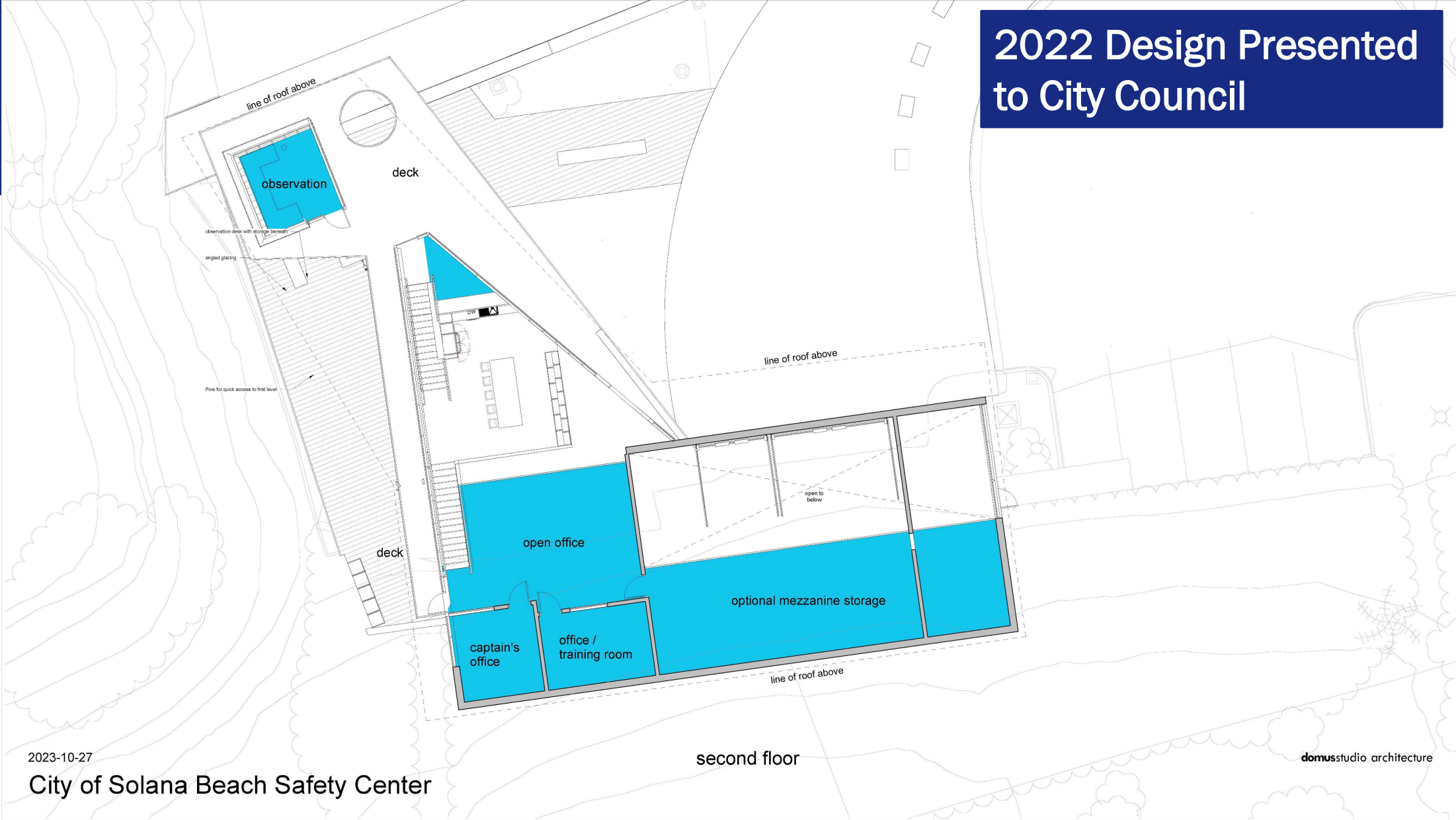
City of Solana Beach Safety Center

first floor

domusstudio architecture



2022 Design Presented to City Council



2023-10-27

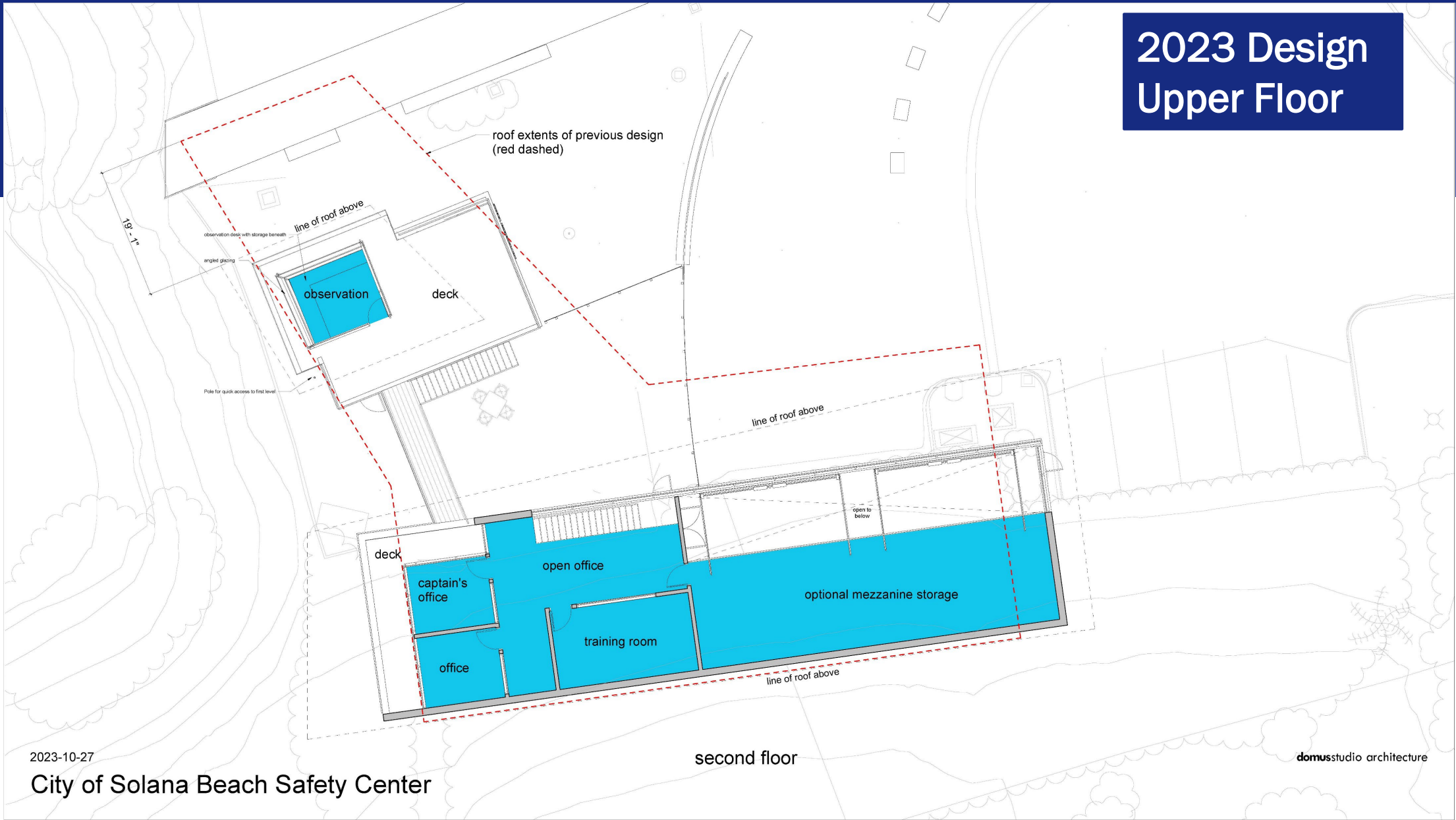
City of Solana Beach Safety Center

second floor

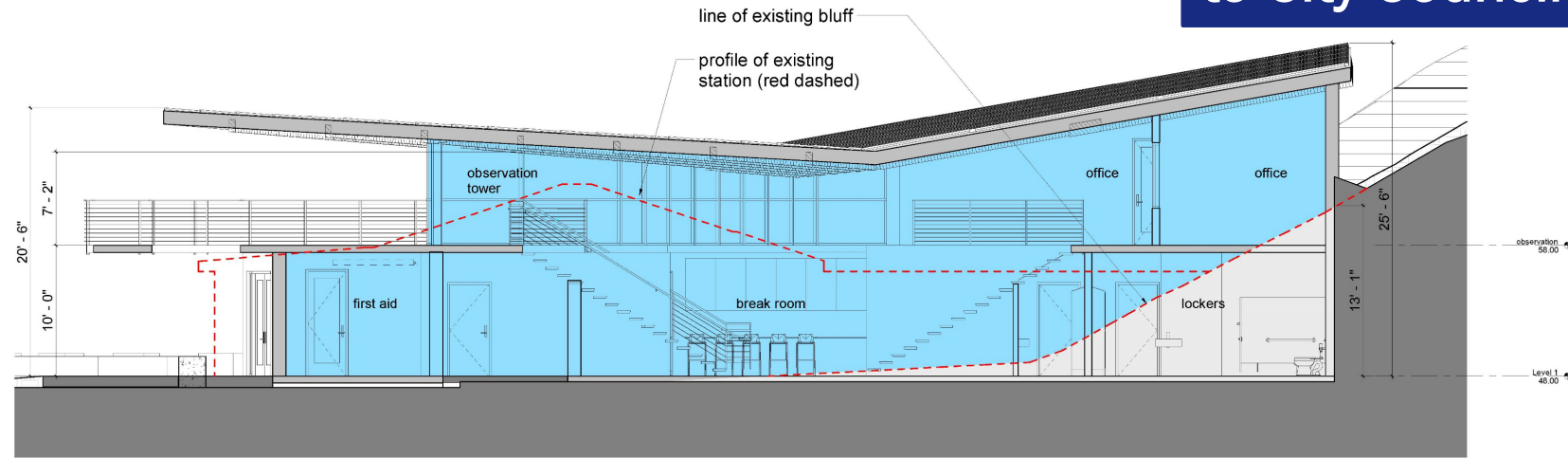
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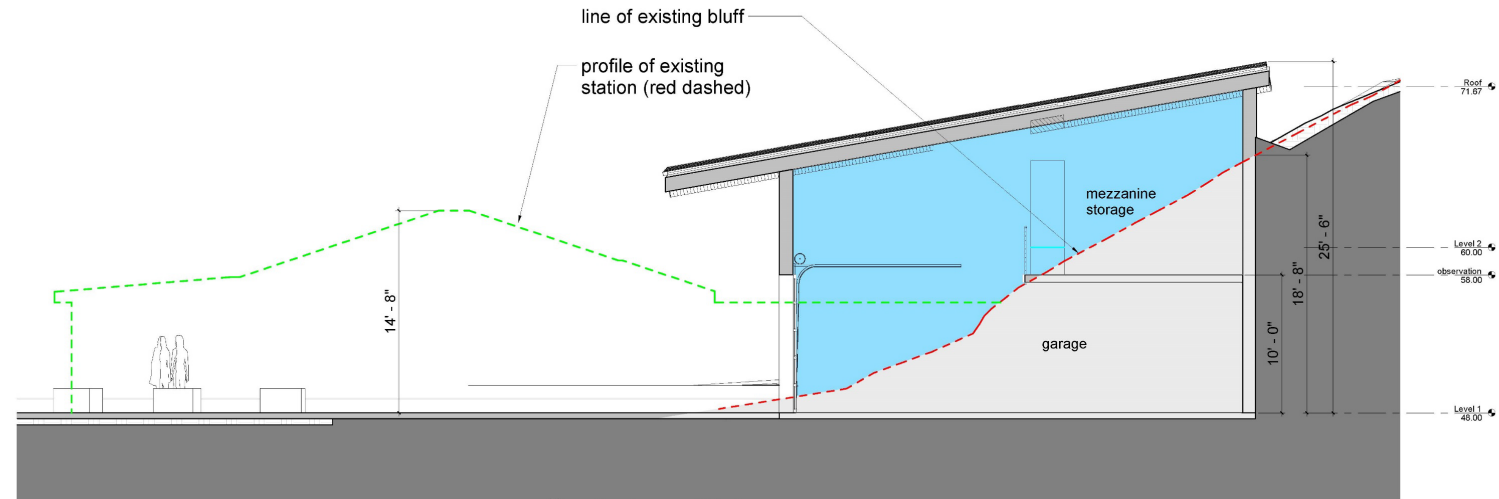
2023 Design Upper Floor



2022 Design Presented to City Council



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



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

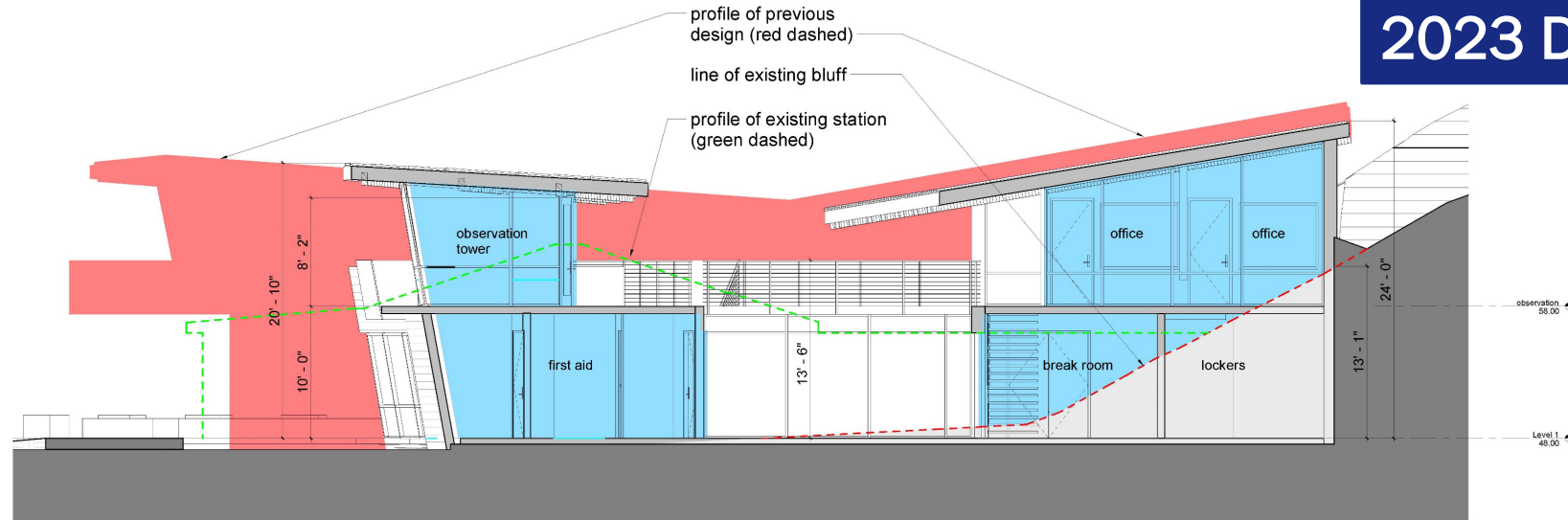
domusstudio architecture

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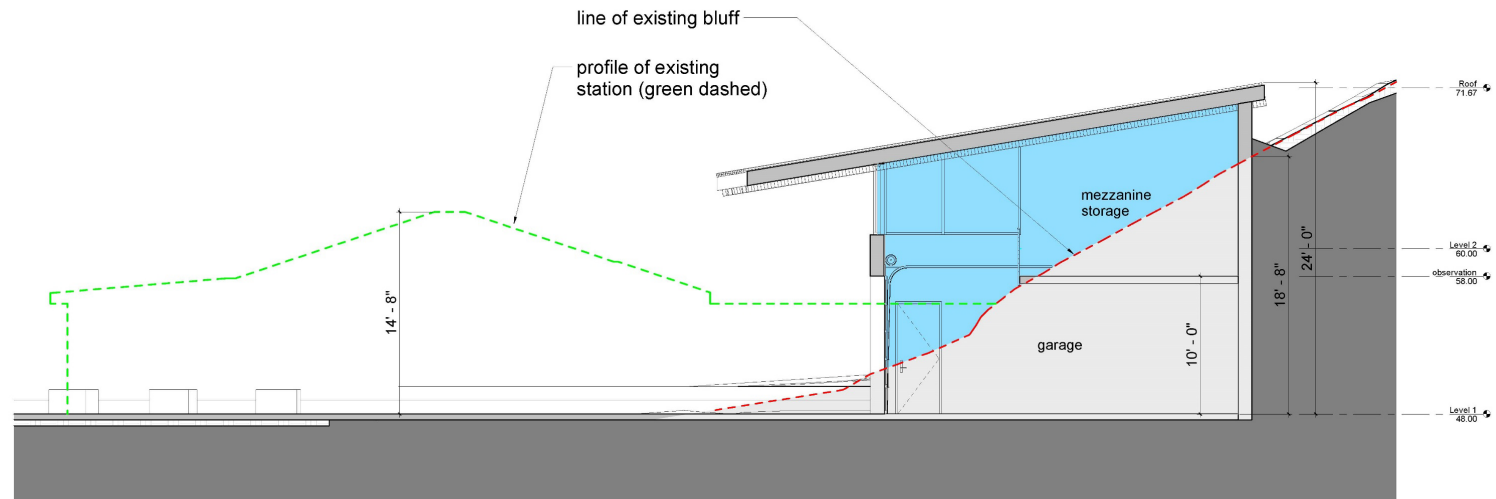
City of Solana Beach Safety Center



2023 Design



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



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

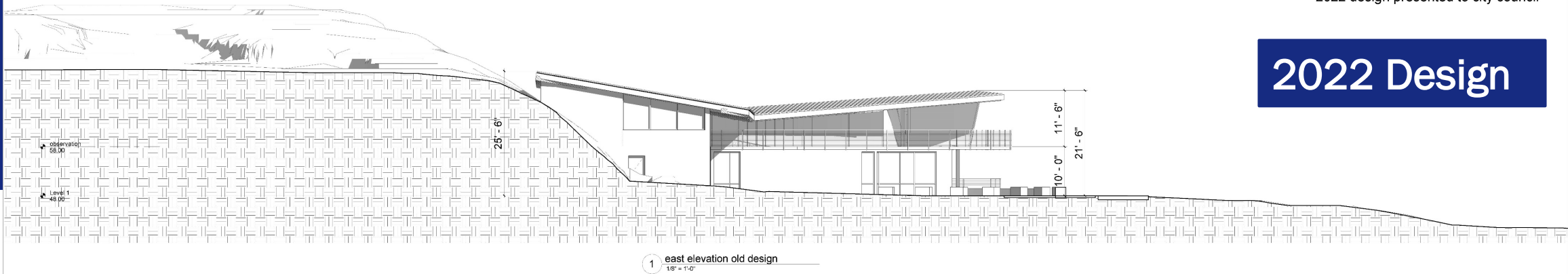
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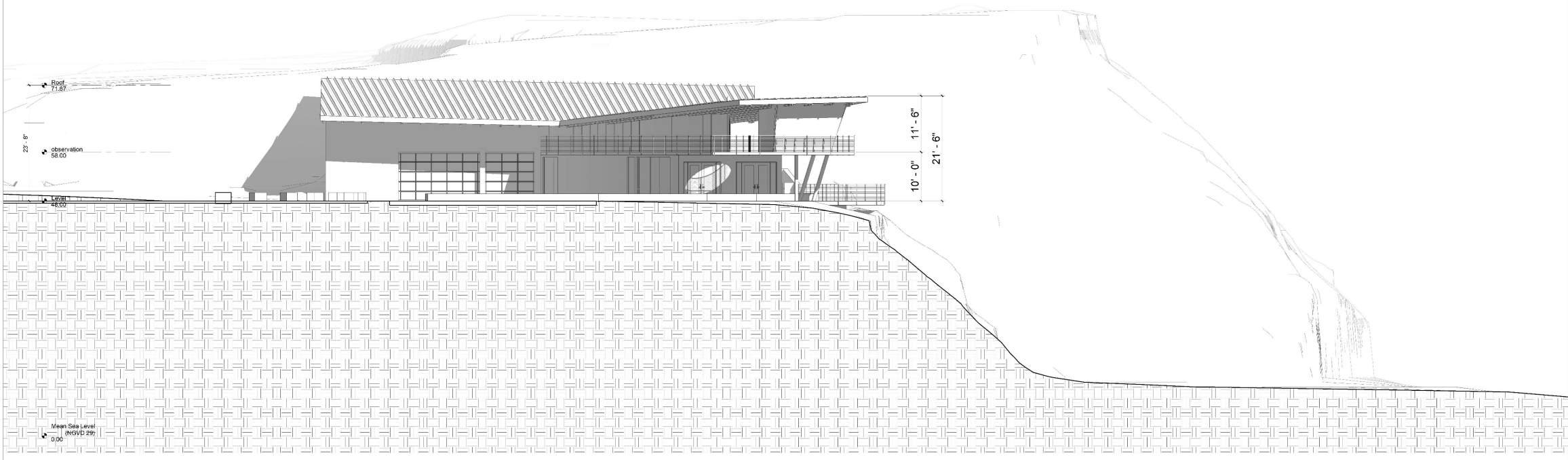
City of Solana Beach Safety Center



2022 Design



1 east elevation old design
1/8" = 1'-0"



2 north elevation old design
1/8" = 1'-0"

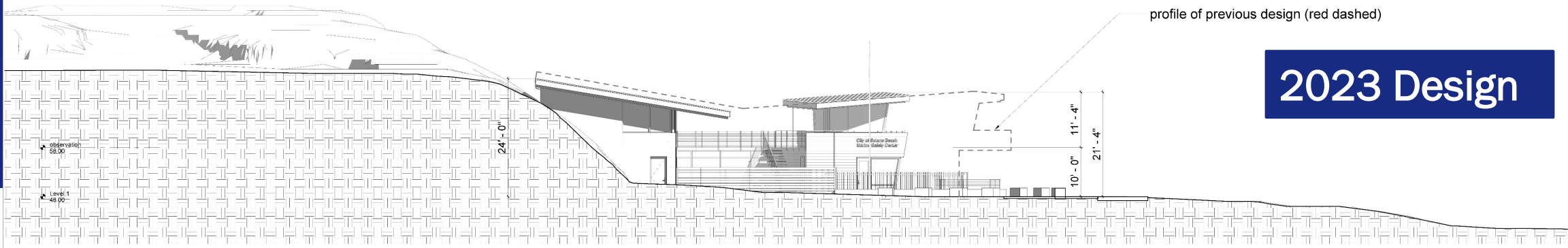
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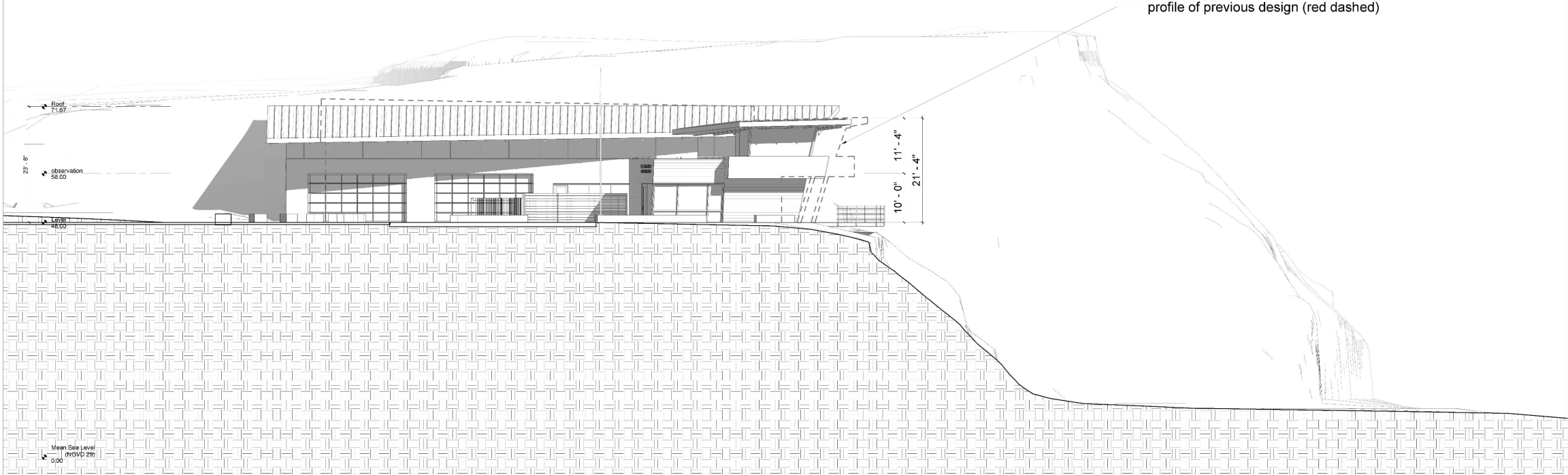
City of Solana Beach Safety Center



2023 Design



1 east elevation
1/8" = 1'-0"



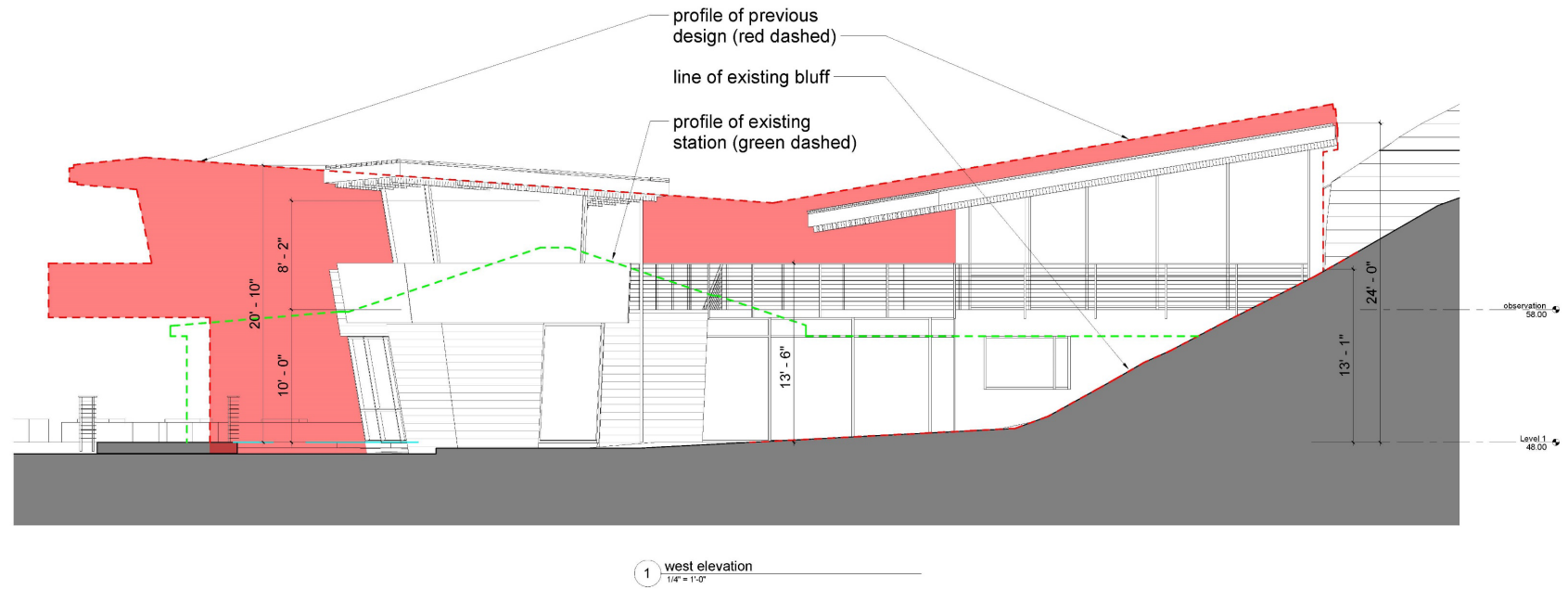
2 north elevation
1/8" = 1'-0"

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Existing/2023 Design



2023 Design



Existing/2023 Design



2023 Design



Existing/2023 Design



2023 Design



Existing/2023 Design



2023 Design



Existing/2023 Design



2023 Design



Existing/2023 Design



2023 Design

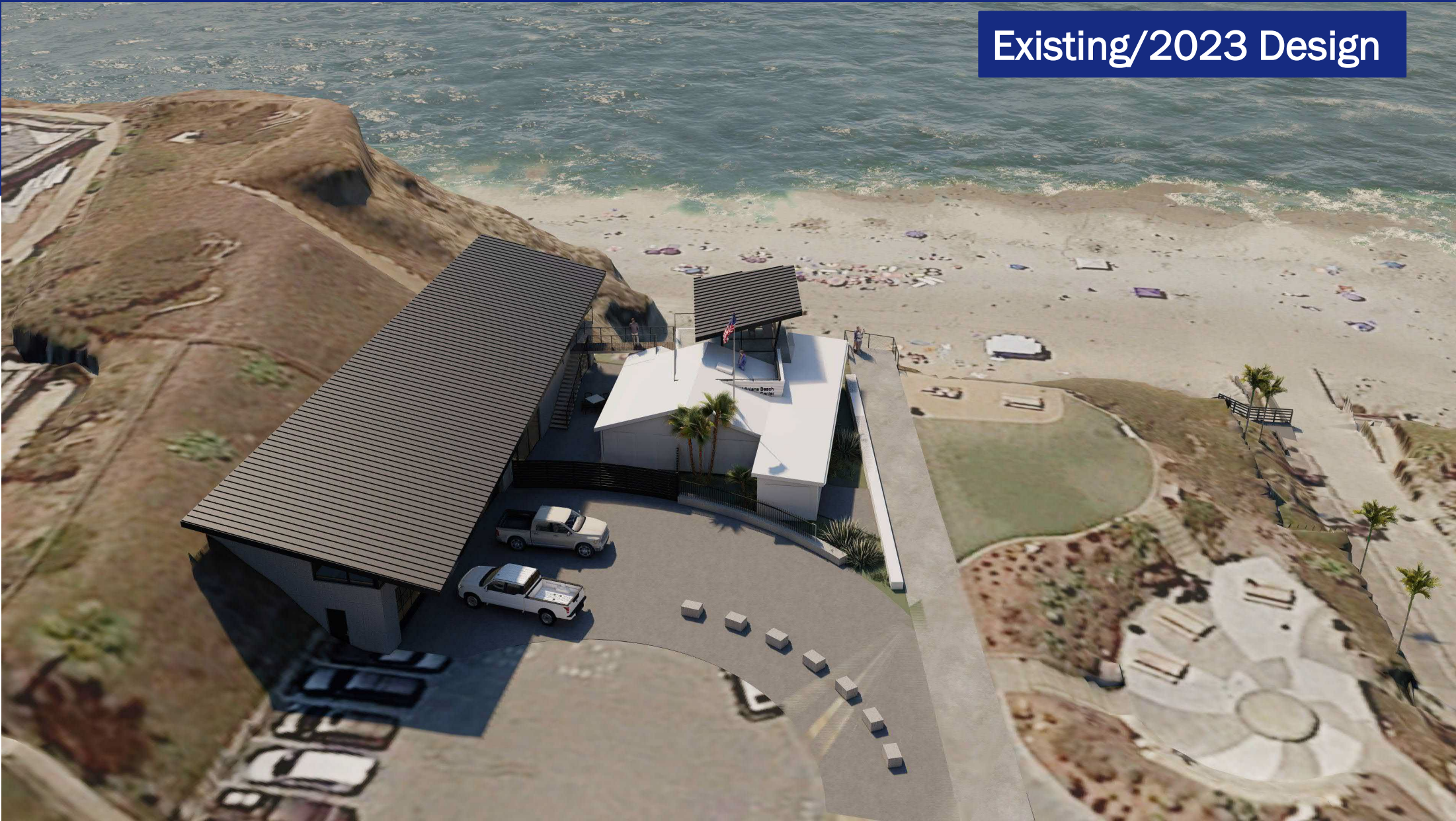


Existing/2023 Design

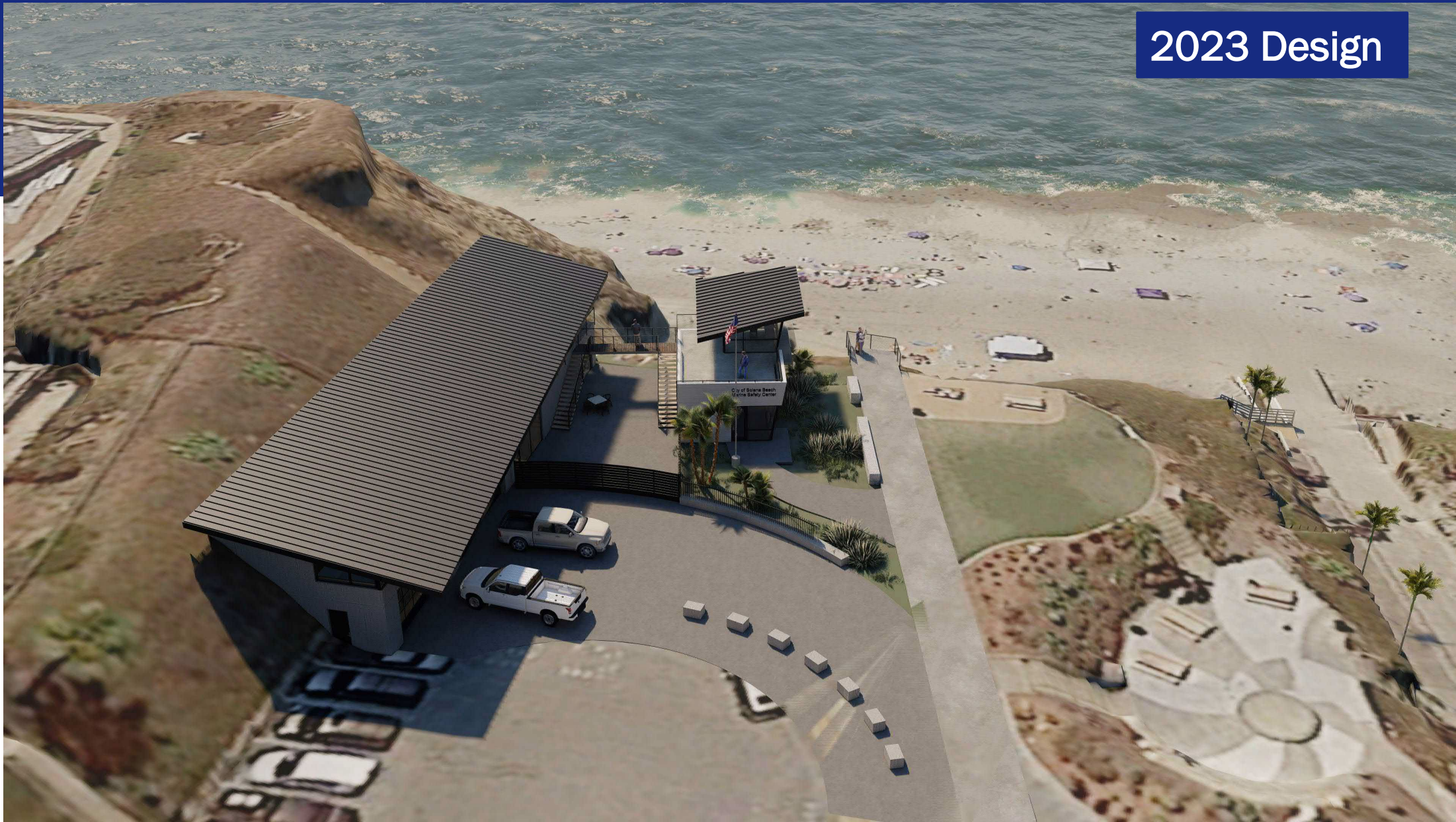




Existing/2023 Design



2023 Design



100 Pacific Avenue Existing

100 Pacific Avenue view
existing Marine Safety Center



100 Pacific Avenue 2022 Design

100 Pacific Avenue view
proposed Marine Safety Center
as presented to city council



Regular City Council Meeting
November 8, 2023

Marine Safety Center – Potential
View Impacts – Item C.1

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100 Pacific Avenue 2023 Design

100 Pacific Avenue view
proposed Marine Safety Center
Aug 2023 concept



Regular City Council Meeting
November 8, 2023

Marine Safety Center – Potential
View Impacts – Item C.1

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100 Pacific Avenue Existing

100 Pacific Avenue view
existing Marine Safety Center



Las Brisas Unit 5 Existing

Unit 5 view
existing Marine Safety Center



Las Brisas Unit 5 2022 Design

Unit 5 view
proposed Marine Safety Center
as presented to city council



Regular City Council Meeting
November 8, 2023

Marine Safety Center – Potential
View Impacts – Item C.1

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Las Brisas Unit 5 2023 Design

Unit 5 view
proposed Marine Safety Center
Aug 2023 concept



Las Brisas Unit 5 Existing

Unit 5 view
existing Marine Safety Center



Las Brisas Unit 8 Existing

Unit 8 view
existing Marine Safety Center



Las Brisas Unit 8 2022 Design

Unit 8 view
proposed Marine Safety Center
as presented to city council



Regular City Council Meeting
November 8, 2023

Marine Safety Center – Potential
View Impacts – Item C.1

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Las Brisas Unit 8 2023 Design

Unit 8 view
proposed Marine Safety Center
Aug 2023 concept



Las Brisas Unit 8 Existing

Unit 8 view
existing Marine Safety Center



Las Brisas Unit 17 Existing

Unit 17 view
existing Marine Safety Center



Las Brisas Unit 17 2022 Design

Unit 17 view
proposed Marine Safety Center
as presented to city council



Las Brisas Unit 17 2023 Design

Unit 17 view
proposed Marine Safety Center
Aug 2023 concept



Las Brisas Unit 17 Existing

Unit 17 view
existing Marine Safety Center



Las Brisas Unit 36 Existing

Unit 36 view
existing Marine Safety Center



Regular City Council Meeting
November 8, 2023

Marine Safety Center – Potential
View Impacts – Item C.1

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Las Brisas Unit 36 2022 Design

Unit 36 view
proposed Marine Safety Center
as presented to city council



Regular City Council Meeting
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Marine Safety Center – Potential
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Las Brisas Unit 36 2023 Design

Unit 36 view
proposed Marine Safety Center
Aug 2023 concept



Regular City Council Meeting
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Marine Safety Center – Potential
View Impacts – Item C.1

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Las Brisas Unit 36 Existing

Unit 36 view
existing Marine Safety Center



Regular City Council Meeting
November 8, 2023

Marine Safety Center – Potential
View Impacts – Item C.1

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Boardwalk View Existing

boardwalk view
proposed Marine Safety Center
existing Marine Safety Center



Boardwalk View 2022 Design

boardwalk view
proposed Marine Safety Center
as presented to city council



Boardwalk View 2023 Design

boardwalk view
proposed Marine Safety Center
Aug 2023 concept



Boardwalk View Existing

boardwalk view
proposed Marine Safety Center
existing Marine Safety Center



Plaza St. View Existing



Plaza St. View 2022 Design



Plaza St. View 2023 Design



Plaza St. View Existing

Plaza Street view
proposed Marine Safety Center
existing Marine Safety Center



Sightline Analysis

green shows sight lines from elevated platform at south end of bluff

blue shows sight lines from elevated platform

orange shows sight lines from grade level platform

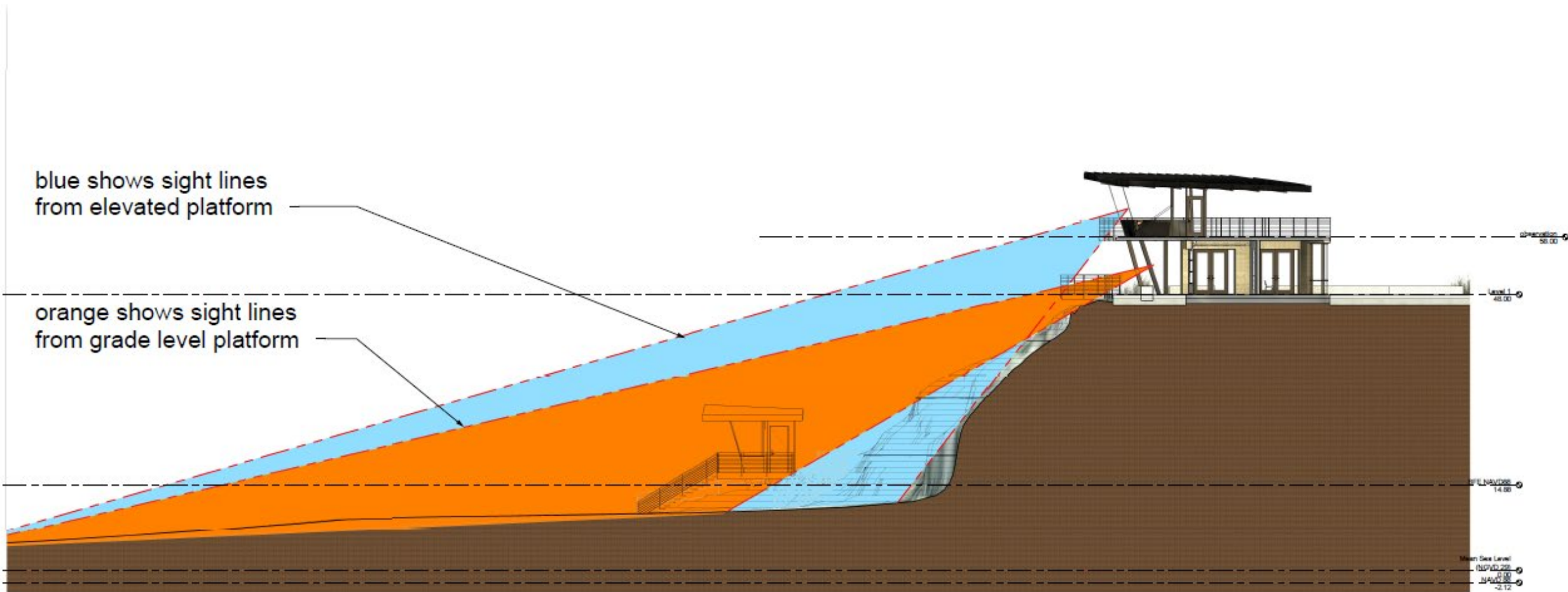
observation platform

public view area

access ramp



Sightline Analysis

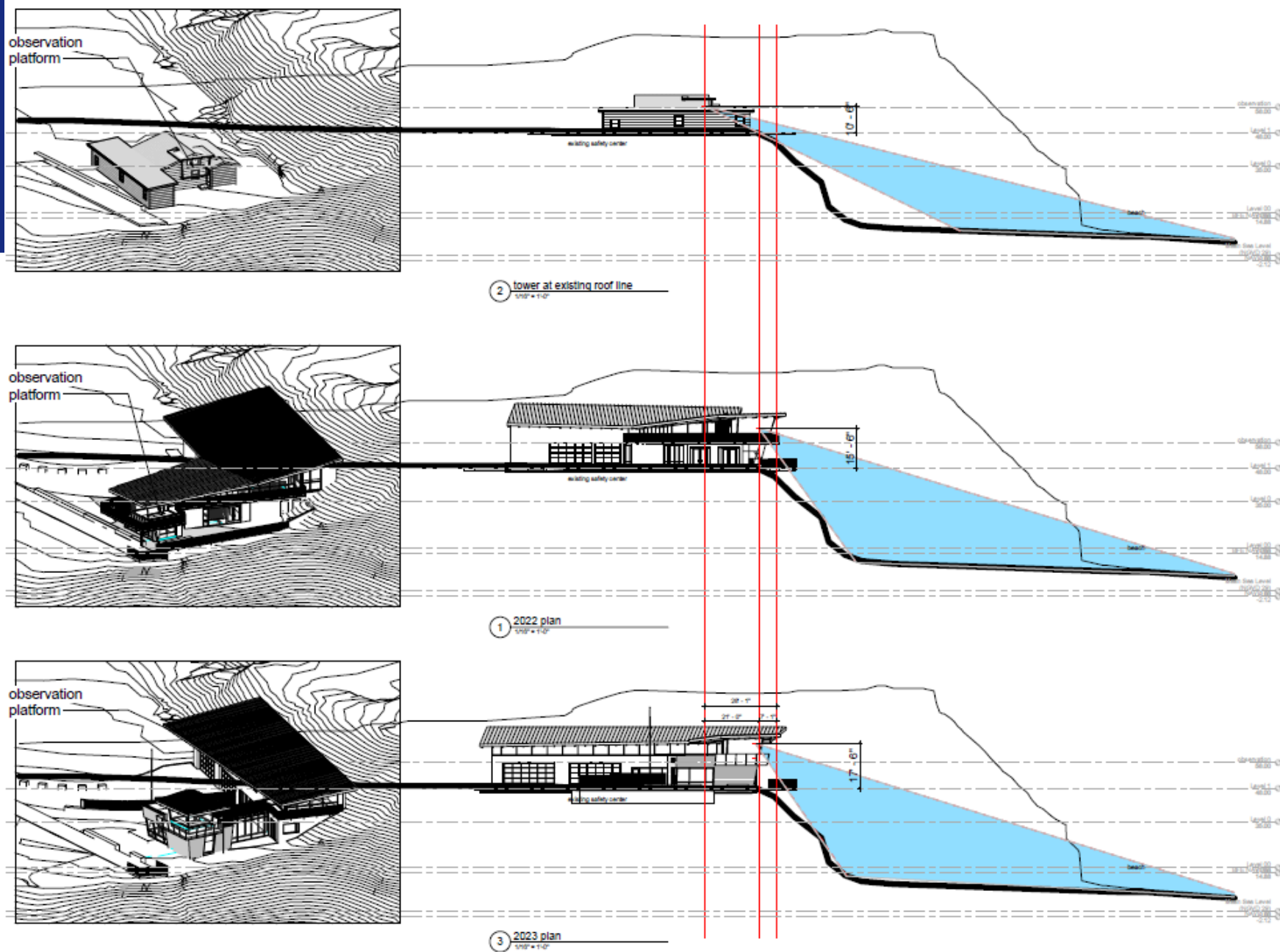


View Concerns

- Can the structure/tower be only one story?
 - Reduces/eliminates view of Fletcher Cove beach area below the bluff
 - Eliminates view of park area
 - Creates potential distraction for tower guards (this is why observation towers are two or more stories, even if located on a bluff or pier)
 - Horizon view, ocean craft observation is decreased



Sightline Analysis



Staff Recommendations

- Staff recommends that the City Council receive the Staff Report and provide input and direction on the revised Marine Safety Center design

