



STAFF REPORT

Parks and Recreation Commission

Meeting Date: 1/25/2017
Staff Report Number: 17-003-PRC

Informational Item: Update on the status and design guidelines for the Jack Lyle Park Restroom project

Recommendation

This is an informational item and does not require City Council action

Policy Issues

The City Council previously approved a project to construct a restroom at Jack Lyle Park as part of the FY 2015-16 Capital Improvement Program (CIP) and authorized additional funding for the project in FY 2016-17.

Background

On November 10, 2015 a public meeting was held on potential locations and restroom designs, including a pre-fabricated structure. Attendees from the public provided feedback and voiced their support for a pre-fabricated structure adjacent to the Rosener House.

Subsequent to that meeting the City met with Rosener House officials and board members from the Peninsula Volunteers. They were receptive to the project and approved the restroom location adjacent to the Rosener House.

A preliminary design for the restroom has been developed by the City's consultants (SSA Landscape Architects) and was presented at a community workshop at the Rosener House on December 15, 2016. Overall the feedback received from the community review of the design was positive. The location next to the Rosener House, as well as matching the architectural style of the Rosener House to make the restroom "blend-in" was preferred. Designing the facility for two, family-style restrooms also received positive feedback.

Analysis

In order to further develop the design parameters, staff reviewed the Planning and Building code requirements as well as opportunities to incorporate sustainable design concepts. Since the park is zoned PF (Public Facility) and all uses for government purposes by the City are considered permitted uses, the project does not require any further review regarding land use. The only development standard is a maximum floor area ratio of 30%, which the park is substantially below.

The Planning Division also stated that the restroom does not require architectural control approval. Section 16.68.020 of the Municipal Code discusses architectural control approval and when it is required. The section explicitly exempts accessory buildings. The question is whether restrooms are defined as accessory buildings. In the most recent case involving the restroom at Kelly Park, Planning defined the restroom as an accessory building. To be consistent with the last determination and because Planning believes they are accessory to the park use, their determination is that the restrooms do not need architectural control.

Although this is a pre-manufactured building the Building Division will review the design for conformance with the latest building and seismic codes. Given the proposed size of the building of approximately 180 square feet, CalGreen building requirements do not apply.

Although not specifically required, green building design standards will be considered on this project. There are sustainable components inherent in the design, including recycled materials (doors, block walls, roof); low energy fixtures (LED lights, metered water closets / faucets). The building also uses sustainable materials that are mostly local, with minimized carbon footprints. Since this is a pre-fabricated building, it should have a smaller carbon footprint than a site-built structure because of the nature of mass-production.

Although this is a new building many of the opportunities for sustainable design are negated by the location of the building adjacent to the existing Rosener House. Designing the roofline to allow in winter sun, and block out summer sun is not really an option because of the building orientation. Incorporating solar panels would also require the re-orientation of the building. Sky lights could be added but they do not necessarily offset energy costs when using LED light fixtures. On-site waste-water treatment is not an option given the small size of the building. The idea of allowing natural light in to warm the floor, etc. is a great concept, but typically achieved using a lot of glass, which is not an option when privacy, venting, and maintenance are primary goals of a restroom.

Impact on City Resources

The Jack Lyle Park Restroom project budget is \$350,000. Sources of funds include Rec-in-Lieu Fees and from the annual transfer of General Fund dollars.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

Attachment #1: Site Plan

Attachment #2: Artist Rendering of Proposed Restroom

Staff Report #: 17-003-PRC

Report prepared by:
Michael Zimmermann, Senior Civil Engineer

Reviewed by:
Justin Murphy, Public Works Director

ATTACHMENT #1

PROPOSED RESTROOM LOCATION



JACK LYLE PARK RESTROOM – Site Plan

