



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



Unit 5 view
existing Marine Safety Center

Existing Building



Photo Simulation – Las Brisas Unit 5



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

February 2023 Design



Photo Simulation – Las Brisas Unit 5



Unit 5 view
proposed Marine Safety Center
Aug 2023 concept

**November
2023 Design**



Photo Simulation – Las Brisas Unit 5



January 2024 Design



Photo Simulation – Las Brisas Unit 5



Unit 5 view
existing Marine Safety Center

Existing Building



Photo Simulation – Las Brisas Unit 8



Unit 8 view
existing Marine Safety Center

Existing Building



Photo Simulation – Las Brisas Unit 8



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

February 2023 Design



Photo Simulation – Las Brisas Unit 8



Unit 8 view
proposed Marine Safety Center
Aug 2023 concept

**November
2023 Design**



Photo Simulation – Las Brisas Unit 8



Unit 8 view
proposed Marine Safety Center
Jan 2024 concept

January 2024 Design



Photo Simulation – Las Brisas Unit 8



Existing Building



Photo Simulation – Las Brisas Unit 17

Unit 17 view
existing Marine Safety Center



Existing Building



Photo Simulation – Las Brisas Unit 17

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



**February
2023 Design**



Photo Simulation – Las Brisas Unit 17

Unit 17 view
proposed Marine Safety Center
Aug 2023 concept



**November
2023 Design**



Photo Simulation – Las Brisas Unit 17

Unit 17 view
proposed Marine Safety Center
Jan 2024 concept



**January
2024 Design**



Photo Simulation – Las Brisas Unit 17

Unit 17 view
existing Marine Safety Center



Existing Building



Photo Simulation – Las Brisas Unit 36

Unit 36 view
existing Marine Safety Center

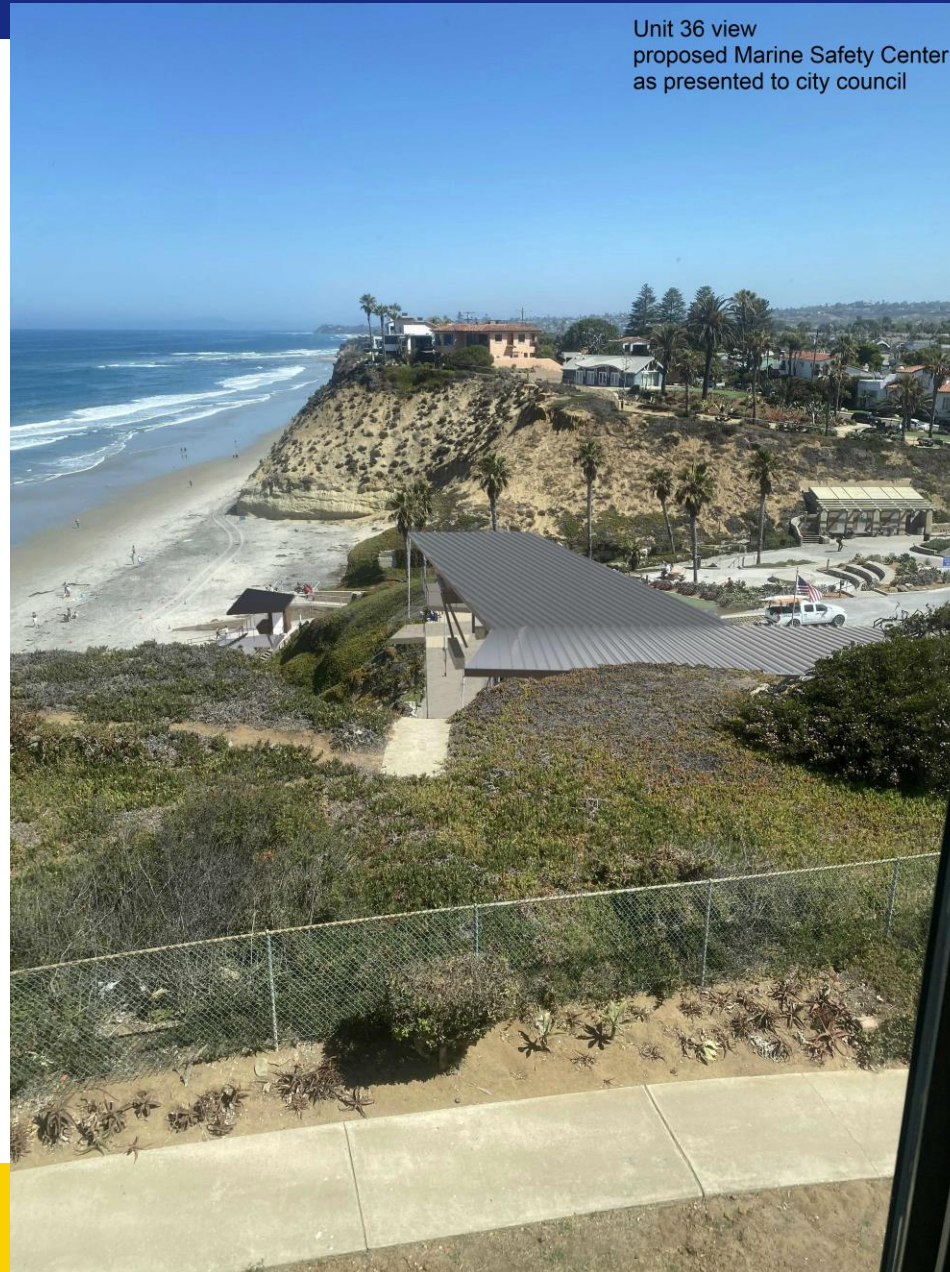


Existing Building



Photo Simulation – Las Brisas Unit 36

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



February 2023 Design



Photo Simulation – Las Brisas Unit 36

Unit 36 view
proposed Marine Safety Center
Aug 2023 concept



November 2023 Design



Photo Simulation – Las Brisas Unit 36

Unit 36 view
proposed Marine Safety Center
Jan 2024 concept



January 2024 Design



Photo Simulation – Las Brisas Unit 36

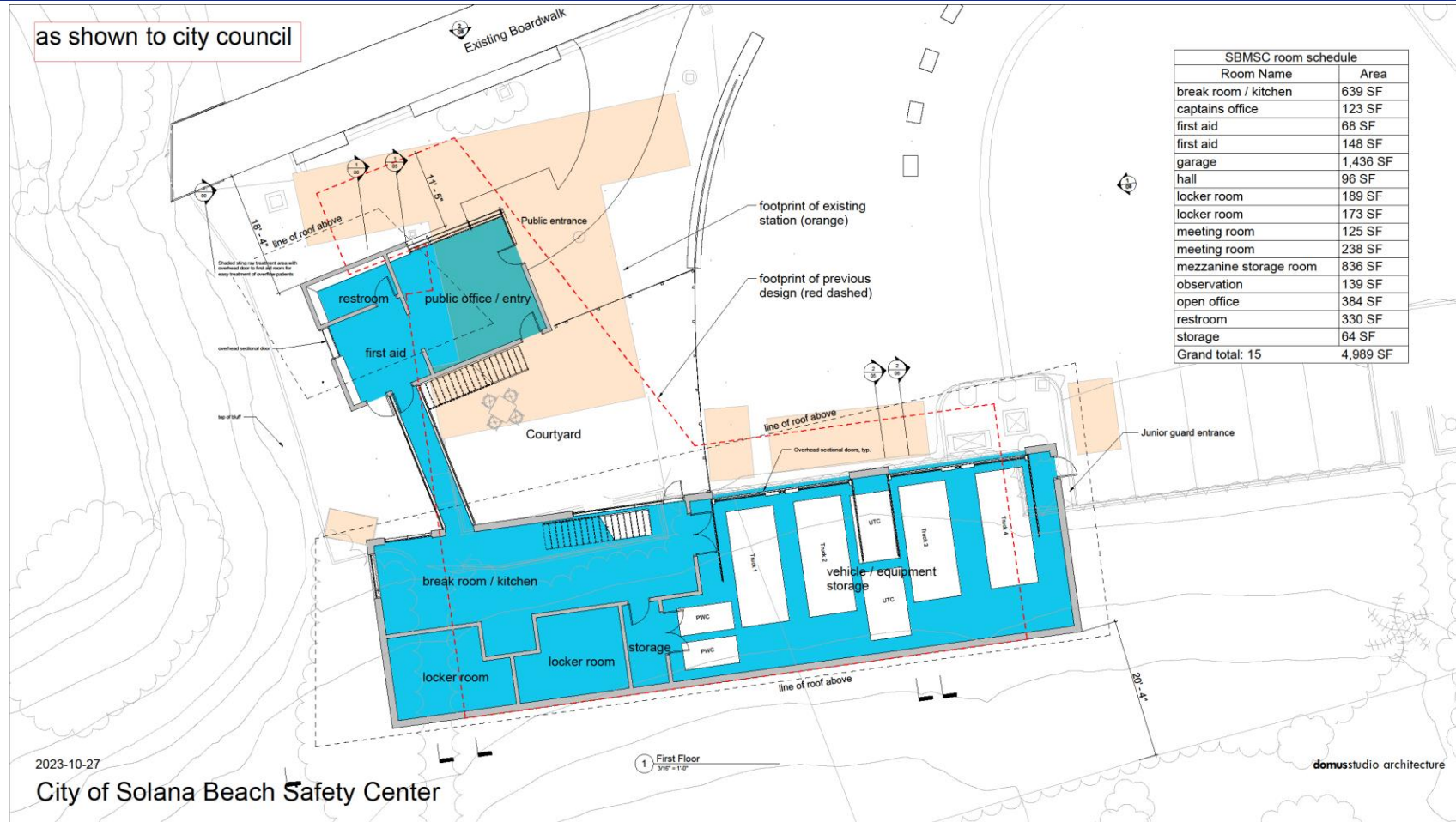
Unit 36 view
existing Marine Safety Center



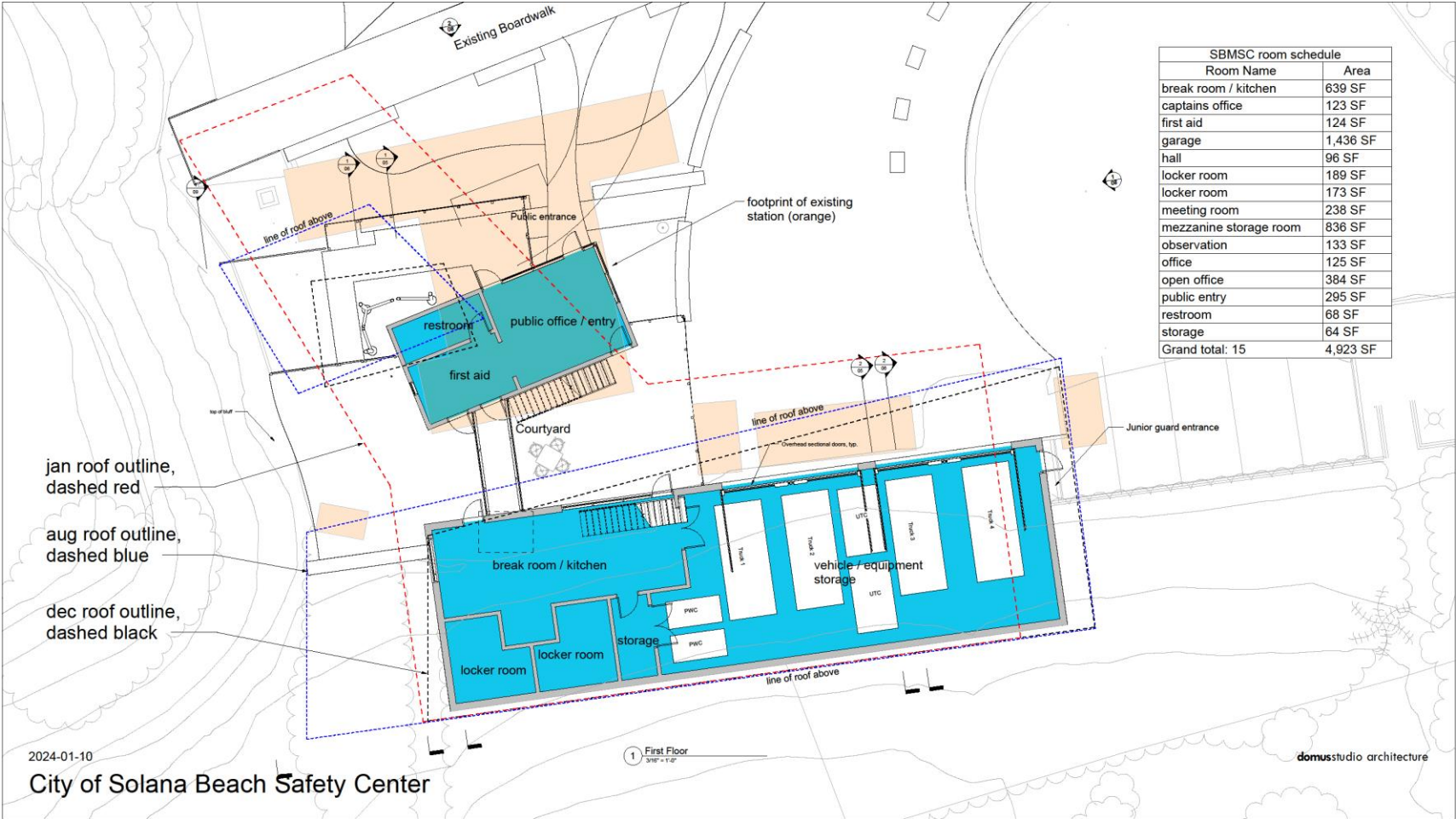
Existing Building



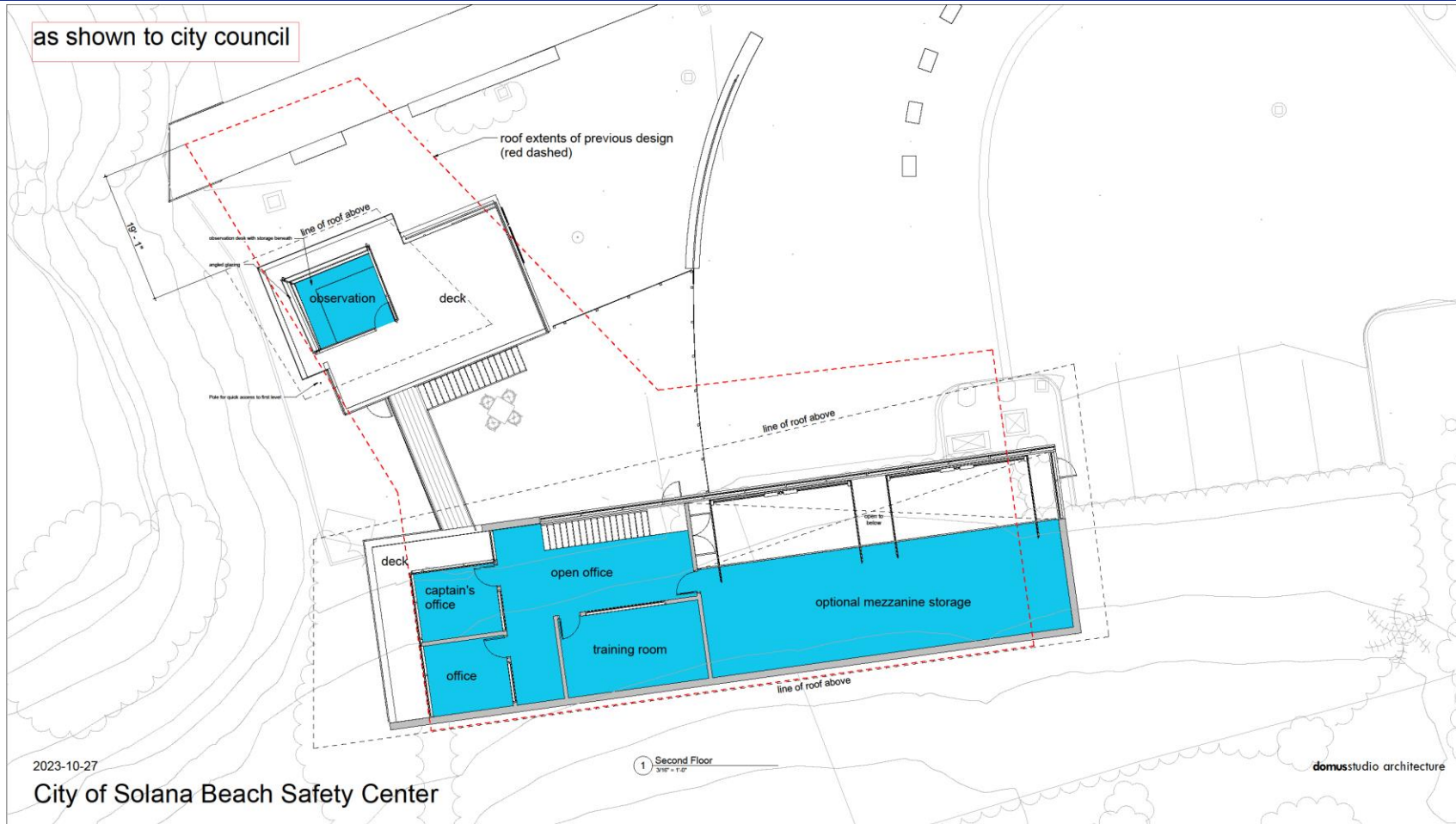
Nov. 2023 Design Presented to Council



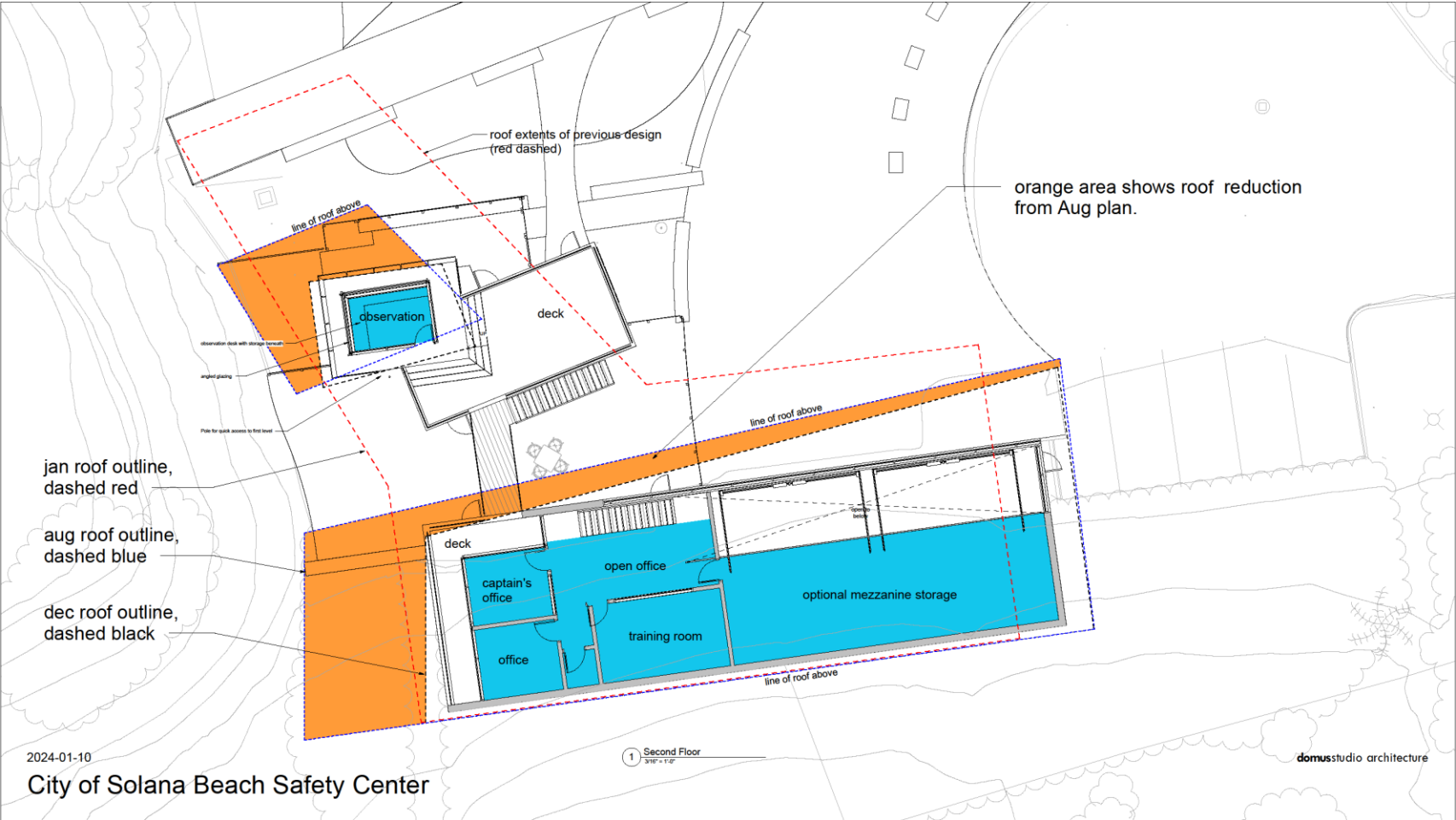
Jan. 2024 Design



Nov. 2023 Design Presented to Council

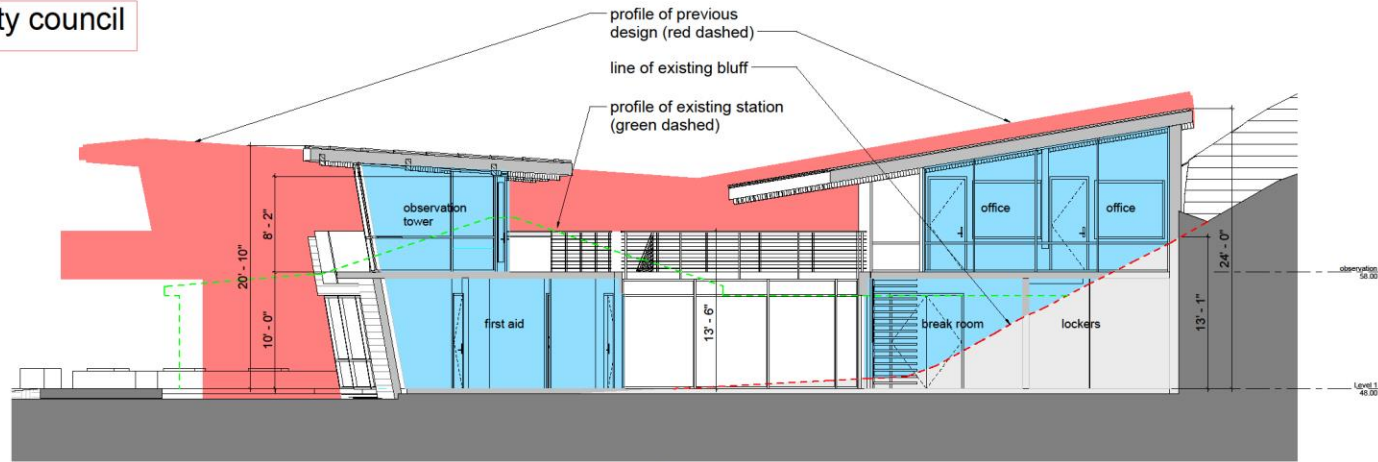


Jan. 2024 Design

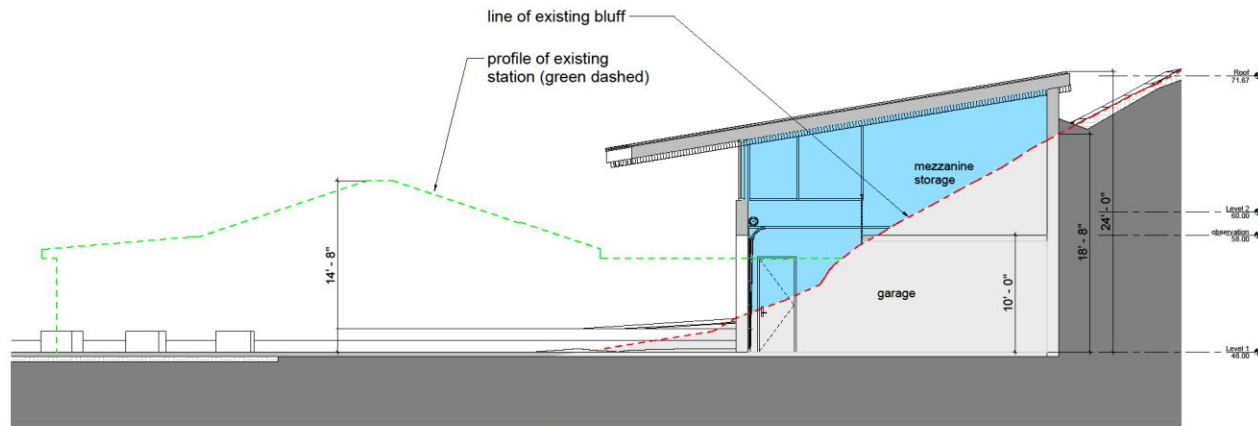


Nov. 2023 Design Presented to Council

as shown to city council



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



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

domustudio architecture

2023-10-27

City of Solana Beach Safety Center

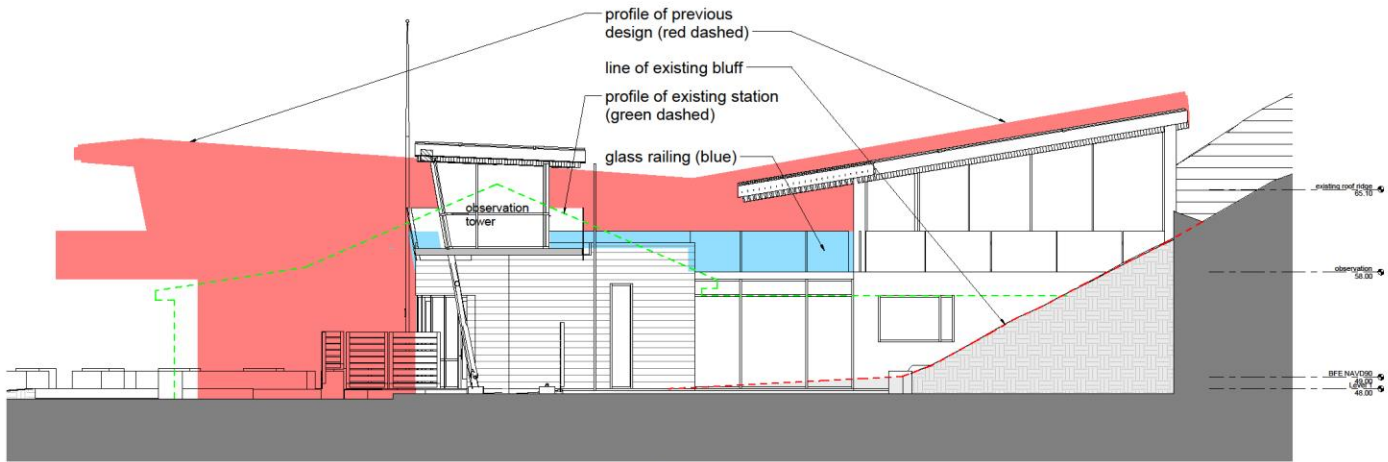


Regular City Council Meeting
January 24, 2024

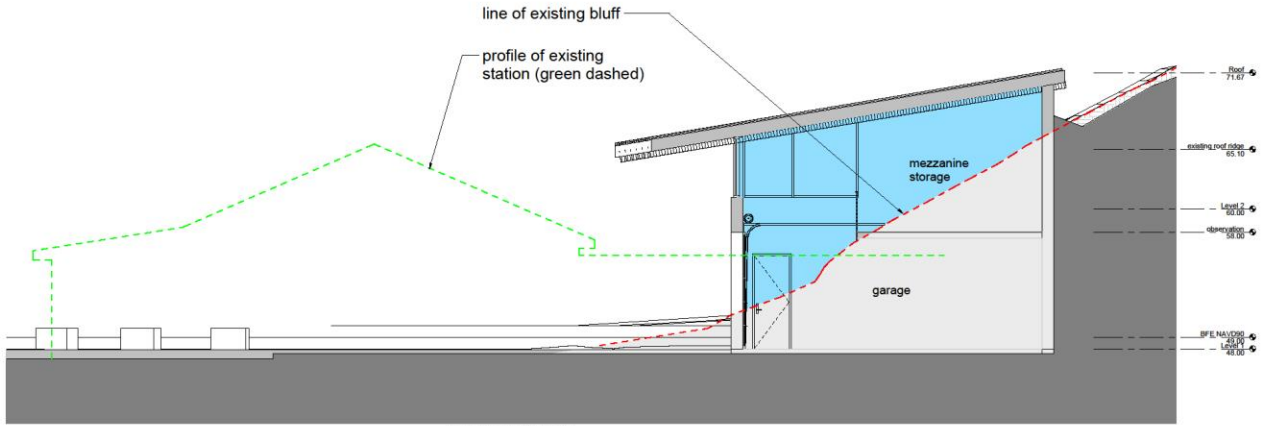
Marine Safety Center – Potential
View Impacts – Item C.1

Slide 58

Jan. 2024 Design



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



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

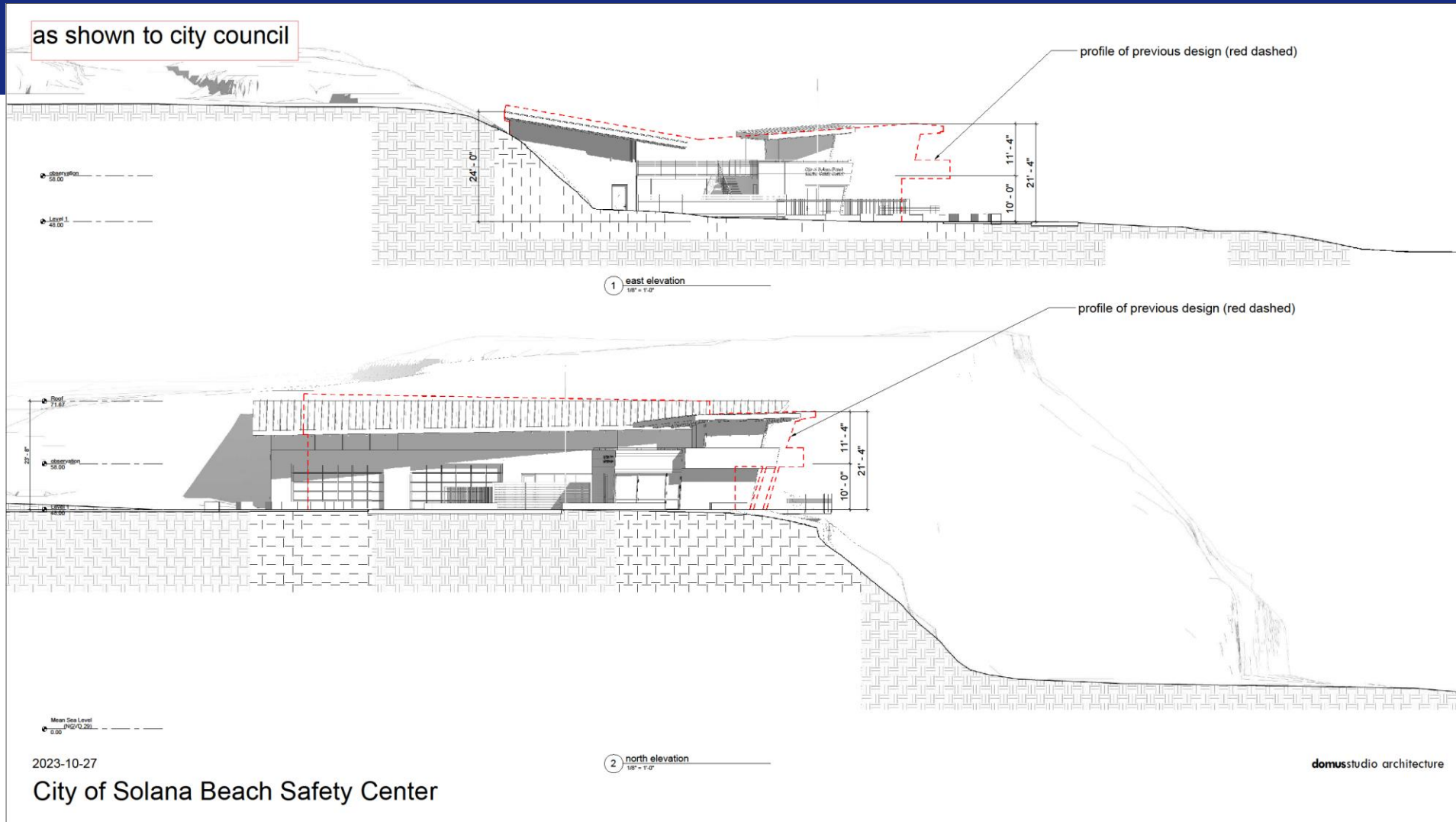
domustudio architecture

2024-01-10

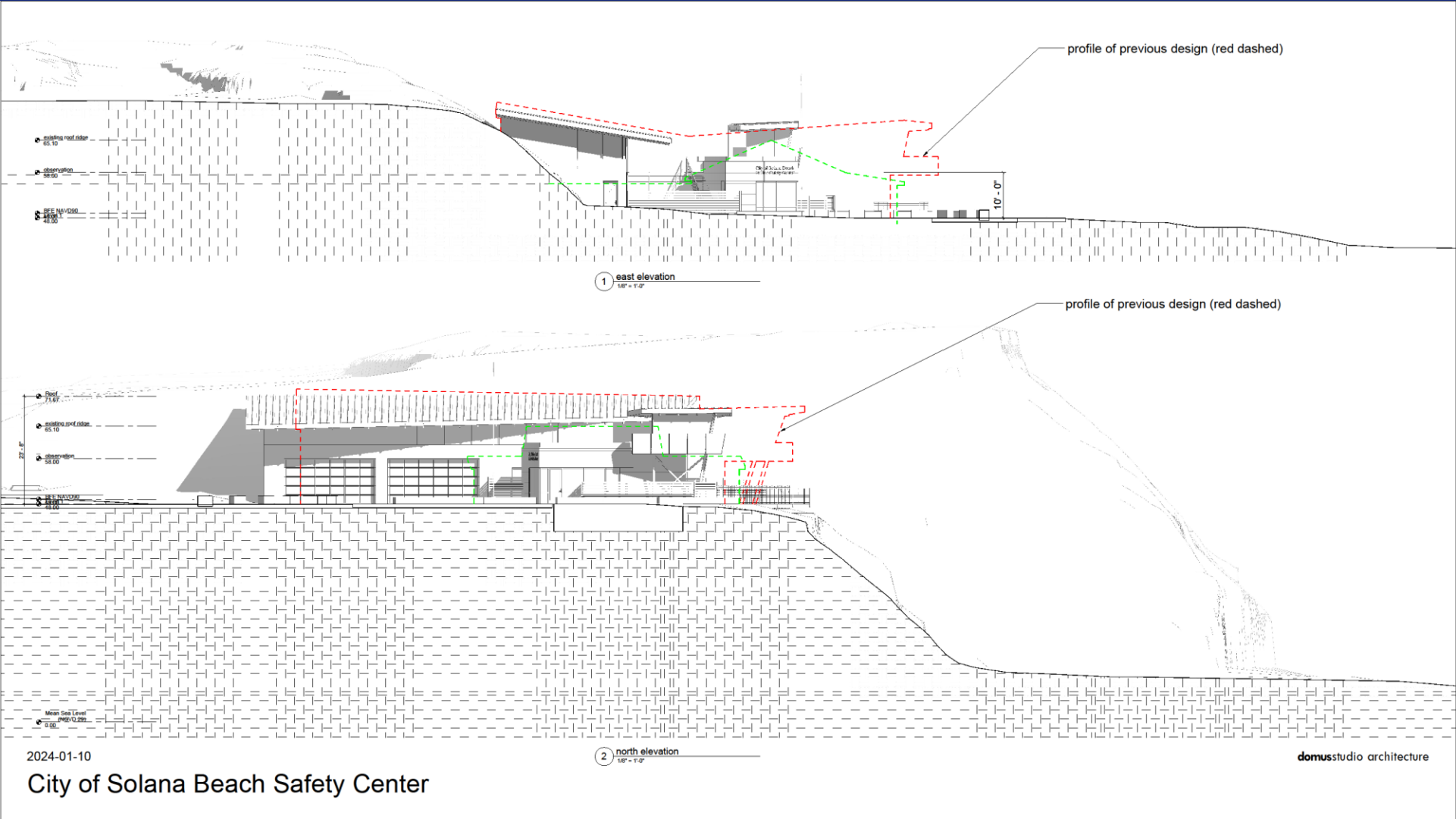
City of Solana Beach Safety Center



Nov. 2023 Design Presented to Council

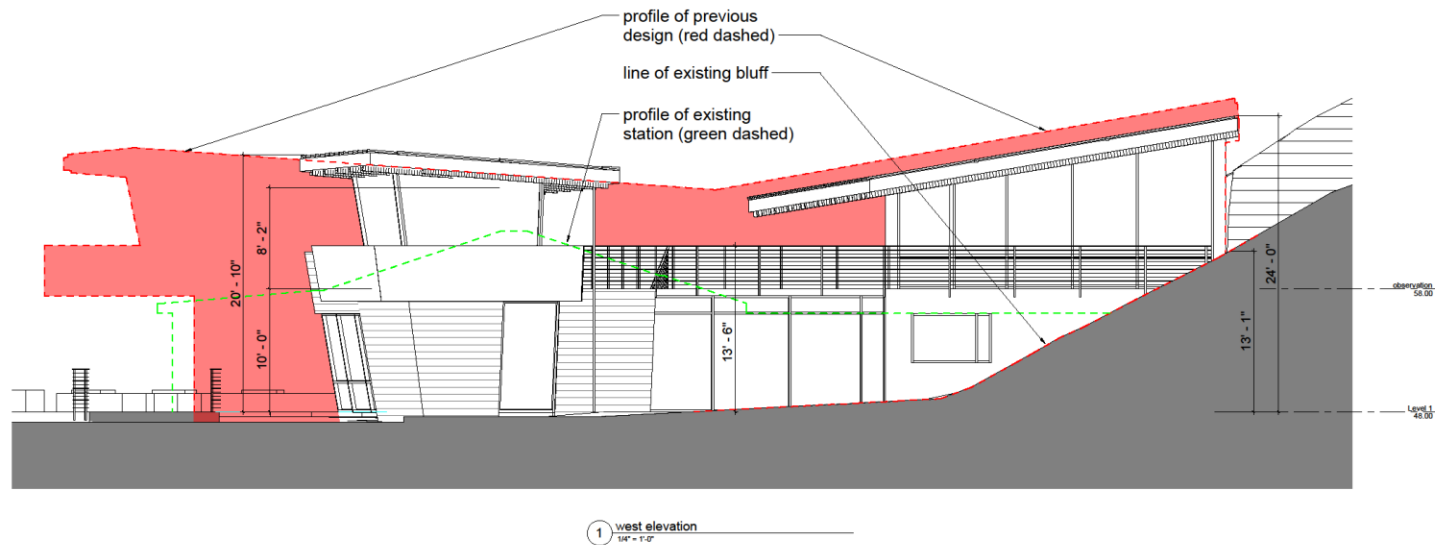


Jan. 2024 Design



Nov. 2023 Design Presented to Council

as shown to city council



2023-10-27

City of Solana Beach Safety Center

domusstudio architecture

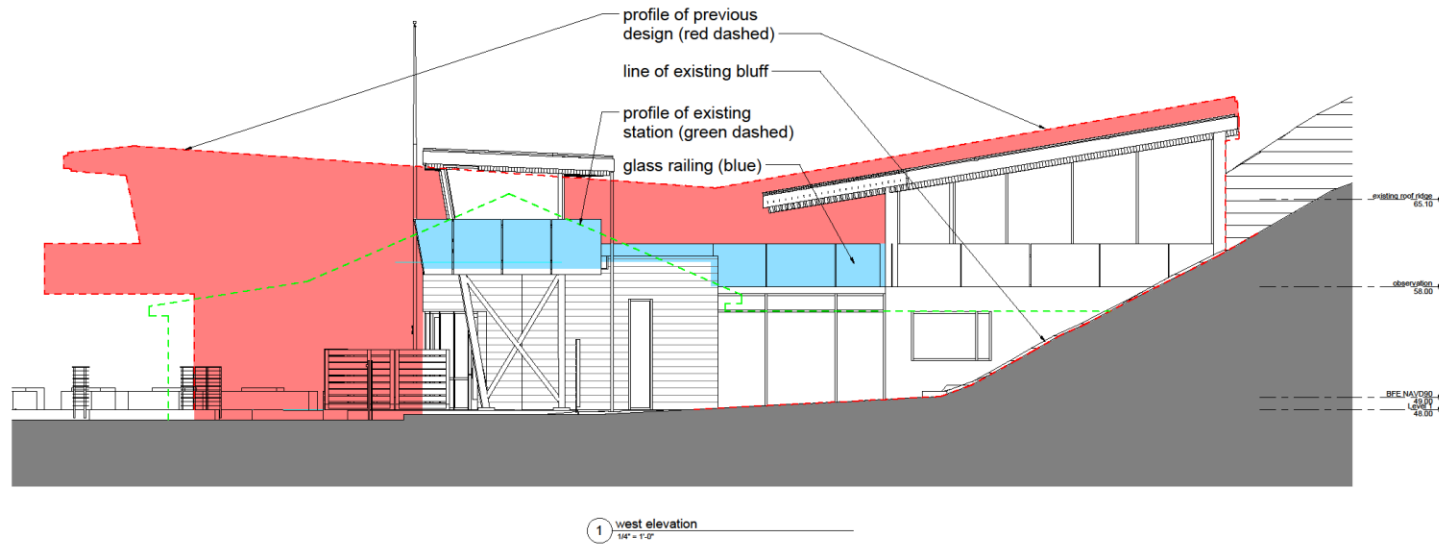


Regular City Council Meeting
January 24, 2024

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

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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.







Floor Area Size of Other Regional Lifeguard Stations

Summary Table: San Diego County Marine Safety Centers (Area vs Mile of Beach)

City	Square Feet	Miles of Beach
Imperial Beach	6,000*	1.25
Mission Beach	6,007*	1.5
Silver Strand State Beach	4,500*	2.7
Oceanside	4,500*	3.7
South Pacific	4,400*	1.25
South Mission Beach	3,809	1.25
Ocean Beach	3,500*	.75
Moonlight Beach	3,250*	3.5
Camp Pendleton	2,700*	.6
Coronado Beach II	2,574	1.75
Del Mar Beach	2,400	2.5

Summary Table: San Diego County Marine Safety Centers (Area vs Mile of Beach)

City	Square Feet	Miles of Beach
Del Mar Beach	2,400	2.5
La Jolla Shores	2,135	2.
La Jolla Children's Pool	1,877	1
Solana Beach (Existing)	1,655*	1.7
Coronado Beach	1,226*	1.75
North Island Beach I	1,100	.75
North Island Beach II	900	.75

*Total square footage includes garage

