



## **Jean and John Starkweather Park Public Restroom Removal BCDC Application No. 1978.028.06**

Permittees: City of San Rafael and Roots Construction Company  
January 4, 2018



- 1. Project Site and Surrounds**
- 2. Background on BCDC Permit No. 1978.028**
- 3. Issues Raised in Amendment Request**
- 4. Policy Questions for Commission**

# Permit History



## **May 1979: Original Permit approved**

- 120,450 sf (2.77 acre) public access area
- Bike/ped shoreline path
- 20 public parking spaces

## **Nov. 1982: Amendment No. Two approved**

- Two office buildings partially within shoreline band
- Public access area reduced to 75,000 sf (1.72 acres)
- Public parking reduced to 18 spaces
- Permanent public restroom required



# Amendment Request

**Remove Special Condition requiring a permanent public restroom and demolish the restroom structure.**

- Visually and physically isolated.
- Attractive nuisance.
- Infrastructure and utility challenges.
- No recorded requests to reopen restroom.

# Alternatives Approaches



- **Environmental Design Crime-Reduction Techniques**
- **Relocate Restroom Structure**
- **Alternative Toilet Types**
- **Provide equivalent in-lieu access nearby**

# Clear hillside vegetation



# Reorient entrances



# Install nighttime lighting



# Install surveillance equipment



# Install security shutters



# Redesigned trailhead





# Issues Raised

## **Maximum Feasible Public Access? (MPA Sec. 66602)**

### **Consistent with Bay Plan Public Access Policies?**

- Policy 1: Increase public access to maximum extent feasible.
- Policy 2: Maximum access should be provided except in cases where inconsistent with project because of public safety considerations. In these cases, provide in lieu access nearby.
- Policy 4: Public access should be sited, designed, and managed to prevent significant adverse effects on wildlife or, if not possible, provide in lieu access nearby.
- Policy 7: Public access improvements should provide for the public's safety and convenience.