

**San Mateo County Harbor District / Midcoast Community Council**  
**New Restroom at Pillar Point Harbor**  
**April 10, 2001 Meeting**

Attendees: Chuck Kozak (MCCC), Karen Wilson (MCCC), April Vargas (MCCC), Dennis Doherty (MCCC), Diane Kean Campbell (SMCHD), Peter Grenell (SMCHD), Mirco Brewer (SMC), John Grossman (Grossman Design Group [GDG]), Danielle Hashem (GDG)

The meeting began with a request from Peter Grenell for the members of the MCCC to identify their concerns regarding the new restroom plans for Pillar Point Harbor.

Chuck Kozak relayed that the MCCC was concerned with the design of the restroom and the way that it fit in with the existing harbor buildings, where it fit in with the Master Plan of the Harbor, the design itself – too industrial for that location, and a concern regarding the location of the restroom itself.

Karen Wilson conveyed her concern that the restroom is planned for a very visible location and that the vacant space may not be rentable. She also expressed her dissatisfaction with the type of roof proposed, the view loss. When asked about possible solutions, Wilson suggested the Rockaway Beach buildings as examples, untreated cedar shingles (examples on Montara residence), and the use of gables. Also concerned that the Harbor restroom will set development standards for the rest of Pillar Point Harbor and the community at large.

Grenell responded that there is no more room for development in Pillar Point Harbor and he believes that a restroom will not, nor should, set community standards.

John Grossman spoke in depth about the materials he chose for the building and the reasons behind the design of the building, particularly the roof. (Durable materials suitable for salt-water environment, cost effective, roof configuration chosen based on need for two distinct spaces.)

Kozak asked how the design guidelines (shown in 1991 Master Plan) were used in conjunction with the restroom design. Again, Grossman discussed his reasoning behind use of the materials and design.

Three issues were identified as concerning to the MCCC: The roof (height, fascia line of roof to be brought down), aesthetics of the stucco, and the location of the building.

It was identified by the members of the MCCC that the location of the building was adequately explained and that they were now accepting of its locale.

Three options were discussed for review at the next meeting regarding the roof and aesthetics of the building: (1) Teak around the front of building also, (2) barrel roof only, (3) barrel roof with teak around front of building. Grossman to develop three design alternatives reflecting above. (Grossman relayed that additional teak will cost \$20 more a sq. ft. more than the stucco being used. So, 2700 sq. ft. X \$20 = \$54,000 more to do all teak on the front face of the building. If we put teak on the top half of the front of the building it would cost about \$30,000. The Barrel roof would cost an additional \$60,000. These costs do not include the additional design costs for Grossman.)

Next meeting scheduled for April 19, 2001. At that meeting the group will discuss the options and costs. Based upon decisions made, a new zoning hearing date will be set and any recommended changes to the restroom will be agendized for a future Harbor Commission meeting.