

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM**

TO: Planning Commission

FROM: Jeff Gibson, Interim Director of Community Development

THROUGH: Laurie B Jester, Planning Manager

BY: Rafael Garcia, Assistant Planner

DATE: August 28, 2019

SUBJECT: Use Permit to Allow the Redevelopment of Fire Station No. 2, including Demolition of the Existing Site and Construction of a New Firehouse, Parking Lot, Landscaping, and Ancillary Improvements at 1400 Manhattan Beach Boulevard (City of Manhattan Beach)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached Resolution approving the Use Permit subject to certain conditions.

APPLICANT/OWNER

City of Manhattan Beach- Public Works Department
1400 Highland Avenue
Manhattan Beach Boulevard, CA 90266

BACKGROUND

On April 10, 2019, the Community Development Department received an application requesting a Use Permit to allow for the demolition and of Fire Station No. 2, and the development of a new 8,530 square foot firehouse and associated improvements. The project includes a new two-story firehouse with a gated parking area, landscaping, and ancillary structures throughout the site. The existing site is currently improved with a 3,275 square foot single-story firehouse, parking area and ancillary improvements. The existing station was originally constructed in 1954 and despite being well maintained, the facility is inadequate compared to current standards for first-response facilities. The Public Works Department has been diligently working with staff, the architects and their team, and the community, in order to develop a new proposal that will adequately serve the community's fire emergency needs. The new building will include a more modern design while maintaining architectural features that will help the new building fit in with the surrounding residential neighborhood. The site is approximately 14,503 square feet in area and is located in the PS (Public and Semipublic district) zoning district in Area District I. City-owned Public Safety Facilities are a permitted use in the zone, however the Use Permit process will be used to specify the development standards for the site.

PROJECT OVERVIEW

Location: 1400 Manhattan Beach Boulevard
Legal Description Redondo Villa Tract B EX of ST Lots 12, 13 and 14

LAND USE

General Plan: Public Facilities
Zoning: PS, Public and Semipublic
Area District: I
Land Use: Existing 3,275 sf Proposed 8,530 sf
Fire Station Fire Station
Site size: 16,129 sf 14,503 sf (10 foot street dedication on MBB)

Neighboring Zoning and Land Uses:

North (across MBB) RH: Multifamily Residential
South RS: Single Family Residential
East RH: Multifamily Residential
West (across Rowell Avenue) RH: Multifamily Residential

PROJECT DETAILS

Hours of Operation: Existing 24 Hrs./Day Proposed 24 Hrs./Day

DISCUSSION

The site is located on the southeast corner of Manhattan Beach Boulevard and Rowell Avenue. Since the station’s original construction in 1954, significant changes have been made to building codes, particularly with seismic-related structural requirements. Deficiencies to the structural system were identified in a building evaluation performed in 2017. This report also identified an apparatus bay that was too small to fit and maintain vehicles within the structure, the absence of a turnout room, and the absence of a work room. These features are present in contemporary facilities in order to isolate and clear any potentially-contaminated material/particles collected by the apparatus or firefighter protective equipment within specific areas of the building. Furthermore, the existing facility does not provide private, separate facilities for employees of different genders. The existing fire station is staffed by three separate shifts that work a 48/96 work schedule; the station is staffed and operational 24 hours a day. The use and overall operational characteristics of the facility will remain consistent with the existing.

This project is before the Planning Commission for consideration, in that MBMC Section 10.28.040 requires a Use Permit to establish the development regulations associated with the new building. The “use” (Public Safety Facilities) is permitted as per MBMC Section 10.28.030 L-16 as a City-owned facility. The Planning Commission’s review will be focused on the development standards and site design to ensure consistency with the intent of the zoning ordinance.

The existing facility is improved with a one-story fire station, freestanding garage, storage shed and a paved and gated parking lot. The proposed fire station will include a new, two-story firehouse, paved, striped and gated parking lot, hose tower with rack, trash enclosure, backup power generator with enclosure and landscaping throughout. The building setbacks include a 7'-8" setback along the front, 8' setback along the west, 56'-2" setback along the east and a 10' to 12' setback along the rear. Much of the lower floor level will be allocated for the apparatus bay in order to accommodate the fire engines and trucks. The lower floor area will also include crew work stations, offices, a data room, elevator, living area and additional ancillary and storage areas. The second level will include the crew dormitories, bathrooms, a laundry room and a storage area.

The architecture of the proposed building has been reviewed by the community as well as vetted by City Council. Meetings with the public were held on October 29, 2018 at Manhattan Heights and on December 3, 2018 at the Police/Fire Facility to present and receive feedback and comments on the various design concepts that were presented by staff. The design alternatives also went before City Council on December 18, 2018. City Council reviewed the proposed alternatives and selected the design concept before the Commission. Residents whose properties abut the site raised concerns about the height of the new fire station, privacy issues related to second story windows, and the potential inconveniences associated with active construction. Staff attempted to address these concerns by limiting most of the building height to less than 30 feet which results in a maximum top plate height of 24 feet. Furthermore, abutting properties at the rear are at a higher elevation than the existing fire station site which helps to mitigate height and privacy concerns. Lastly, there will only be two windows oriented towards the rear of the building. The windows are adjacent to a walkway and the second is adjacent to a storage room.

The building will include a more modern design providing sloped and flat roof elements, stucco siding with stone veneer as well as concrete roof tile. The building will be approximately 29'-7" from floor to top of roof ridge with an elevator overrun that will be almost 34 feet in height. The purpose of the overrun is to house the elevator equipment for the required elevator. The gated parking lot will be paved and striped with a total of six parking stalls and one ADA van accessible parking stall. The site will also include additional ancillary improvements such as a trash enclosure and backup power generator with enclosure that will both be located on the northeast portion of the site. The project includes a hose tower, for fire hoses, that will be approximately 32 feet tall and located along the rear of the site adjacent to the southeast portion of the proposed firehouse. Lastly, the site will include landscaping throughout and the perimeter site walls along the east and south will remain as-is in order to avoid generating impacts for the adjacent residential properties. All proposed rooftop mechanical equipment will be screened by a parapet that will be incorporated into the design of the proposed building. The site area will also be reduced from 16,129 to 14,503 square feet which is a result of a ten foot wide dedication being provided since the existing lot extends to the right-of-way located at the street curb face on Manhattan Beach Boulevard.

Parking

The existing fire station currently contains a total of seven parking stalls with additional drive lane area for maneuvering, queuing and so forth. The proposed project will include a total of six parking stalls with one driveway which will result in less area for maneuvering, but still allow for queuing. Operationally, the existing fire station is currently staffed by three (3) separate shifts that work a

48/96 work schedule. This means that firefighters work for forty-eight (48) hours straight and then go off-duty for ninety-six (96) hours. The shifts are usually filled in 24 hour increments. Shift changes occur between 7:00 a.m. and 8:00 a.m. daily. The facility is currently staffed with three firefighters. Outgoing crew members leave the facility once they are relieved from duty by incoming personnel. During shift changes, the number of vehicles that will be parked onsite has the potential to increase to a total of six. Sufficient parking is provided onsite to accommodate the facility's current parking demand. However, future staffing needs for the fire station may require increased staffing. Based on the station design, the maximum number of crew members that may be staffed at the station at any time may be up to six. As personnel increases, parking during shift changes will require greater coordination between out-going and incoming crew member shifts.

The Fire Department will establish a policy for coordinating parking during shift changes which may include identifying specific queuing locations for the vehicles as well as arrival times of incoming firefighters. Incoming crew members will utilize marked parking in the parking lot, followed by parking in front of the station. Once all parking stalls are occupied, crew members may park along the driveway during shift changes. Crew members will be required to store their vehicle keys in a key storage box, which will be mounted on the wall near the east entrance door. This will allow other crew members to move vehicles in the event that the vehicle owner is not available. The design of the building will allow for the storage of a variety of apparatus and vehicle types to meet the future needs of the community and the Fire Department. Outdoor storage of vehicles will be limited to those of on-duty personnel. Currently, the plan is to store one front-line fire engine and one reserve fire engine in the apparatus bay.

Temporary Facility

A temporary fire station will be located nearby adjacent to Manhattan Beach Preschool at a property owned by the Manhattan Beach School District. The temporary facility will consist of a mobile home to provide a living facility for staff and a temporary structure to house the fire apparatus. The facility is anticipated to be in operation for approximately 14 months while the new fire station is developed at the existing facility site.

Public and Semipublic District

The Public and Semipublic District allows for uses operated for public benefit, including public schools, government offices, and public facilities such as a fire station. Furthermore, MBMC Section 10.28.040 states that development regulations shall be specified by a use permit or the regulations of the nearest base district shall apply to each portion of a PS district if a Use Permit is not required. The purpose of the zoning district is to provide sufficient flexibility in order to allow development projects and uses that are consistent with the PS zoning district. The fire station (Public Safety Facility) is a use that is outright permitted within the zoning district per MBMC Section 10.28.030. The purpose of the Use Permit is to establish development standards that are consistent with Chapter 10.28 of the City's Zoning Code and compatible with the surrounding areas. Staff believes that the facility has been designed to be compatible with the surrounding residential neighborhood, including the architectural design and features, scale, mass, setbacks, height, landscaping and parking, while providing a necessary public safety facility.

OTHER DEPARTMENT COMMENTS

The project was forwarded to the Police, Fire, Public Works and Building and Safety Departments for comment. The comments received from the City departments were minor in nature and have already been incorporated into the project plans or will be included as part of the conditions of approval contained as part of the attached Resolution.

REQUIRED FINDINGS

Per MBMC Section 10.84.060.A, the following findings must be met in order to grant the Use Permit.

- 1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.*

The property is zoned Public and Semipublic (PS) with a general land use designation of Public Facilities, which allows for a full range of uses operated for public benefit, including public schools, government offices, and public facilities such as fire stations. The specific purpose of the PS-Public and Semipublic District is to:

- Allow consideration of a large public or semipublic use separately from regulations for an underlying base zoning that may or may not be appropriate in combination with the public or semipublic use.
- Allow consideration of establishment or expansion of a large public or semipublic use at rezoning hearings rather than at use permit hearings only, and give notice to all of the extent of a site approved for a large public or semipublic use by delineating it on the zoning map.
- Allow the Planning Commission and City Council to consider the most appropriate use of a site following discontinuance of a large public or semipublic use without the encumbrance of a base zoning district that may or may not provide appropriate regulations for reuse of the site.

The existing site is currently developed and operates as a fire station and project proposes to demolish the existing fire station and construct a new firehouse. Fire stations are permitted uses in the zone and the use is consistent with the overall intent of the PS zoning district. The code, however, requires approval of a Use Permit for the project because the development standards associated with the project are required to be established through the use permit process. The proposed project is consistent with the intent of the PS zoning district, in that the development complies and is consistent with the intent of the zoning code and because the use is in accord with the objectives of this title and the purposes of the district in which the site is located.

- 2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.*

The subject property has a General Plan land use designation of Public Facilities. The intent of this designation is to provide areas for uses operated for public benefit, including public schools, government offices, and public facilities such as fire stations. Fire stations are permitted uses as long as the development standards associated with the development of the project are established through the discretionary review process. As proposed, the project is consistent with the General Plan, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city, in that it is a permitted use within the PS zoning district.

Lastly, the proposed project is in compliance with the General Plan designation of Public Facilities and is consistent with the following General Plan Goals and Policies:

- Policy LU-1.2: Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.
- Goal LU-3: Achieve a strong, positive community aesthetic.
- Policy LU-5.3: Consider using discretionary review for any public gathering place or institutional use proposed within or adjacent to a residential neighborhood.
- Goal CS-3: Maintain a high level of City emergency response services.

3. *The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located.*

The proposed project is consistent with the objectives of Title 10 since the fire station is a permitted use in the PS zone and is consistent with the intent of the City's Zoning Ordinance. The PS zoning district does not prescribe any specific development standards for new projects to conform to and allows the Planning Commission to specify development standards through consideration and approval of a Use Permit. The site is a suitable location for the fire station, in that the existing fire station has been in operation at the subject site for several decades. The purpose of the new building is to upgrade the existing fire station facility in order to allow fire staff to continue to service the city and its residents with its fire emergency needs. The new building will be two-stories and the overall site layout will continue to be similar to the existing site with the apparatus bay doors oriented to the north, away from the residential uses to the south and east. The new gated parking lot will continue to be located to the east of the firehouse accessible from Manhattan Beach Boulevard. The building height will be limited to 29'-7" feet from grade with only the elevator overrun being at a height of 33'-10". The proposed height is appropriate when considering that the properties to the east are allowed to be at a height of 30 feet and the properties to the south are allowed to be a height of 26 feet. Furthermore, the new building will include a ten to twelve foot setback as measured from the south property line and a 56'-2" setback as measured from the property line to the east in order to minimize any impacts to the surrounding residential properties.

4. *The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.*

As discussed in Finding No. 3, the new fire station building and use are consistent intent of the Public and Semipublic zoning district as well as the General Plan Land Use designation. The development project will comply with all applicable development standards specified by the use permit including height, setbacks, design, parking and landscaping. The architectural design of the new fire station will include a sloped roof in order to reduce bulk and massing although most of the fire station will be almost 30 feet in height (as measured from ground to top of roof ridge), the top plate will be at 24 feet in height (with the exception of the elevator overrun) in order to resemble the architecture and design that is allowed in most single family zoned lots and the surrounding residential areas.

PUBLIC COMMENT

A public notice was published in the Beach Reporter on August 15, 2019 and mailed to all property owners within a 500' radius. As of the writing of this report, staff has not received any public comments.

ENVIRONMENTAL DETERMINATION

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant In-Fill Development Section 15332 based on staff's determination.

CONCLUSION

Staff recommends that the Planning Commission conduct the public hearing, discuss the applicant's request, and approve the attached draft Resolution approving the Use Permit subject to certain conditions.

Attachments:

- A. Draft Resolution No. PC 19-XX
- B. Vicinity Map
- C. Applicant's Documents
- D. Architectural Plans

cc: Public Works Department

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ATTACHMENT A

RESOLUTION NO. PC 19-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT FOR A NEW TWO-STORY FIRE STATION AND ASSOCIATED IMPROVEMENTS LOCATED AT 1400 MANHATTAN BEACH BOULEVARD (CITY OF MANHATTAN BEACH)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a noticed public hearing on August 28, 2019, received testimony, and considered an application for a Use Permit for the development of a new fire station and associated improvements as well as a temporary facility at a Manhattan Beach School District property.
- B. The subject property is legally described as Portions Lots 12, 13 and 14, Redondo Villa Tract B in the City of Manhattan Beach, County of Los Angeles.
- C. The applicant for the subject project is the City of Manhattan Beach, the owner of the facility (hereafter referred to as "the owner").
- D. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to In-Fill Development Section 15332 based on Staff's determination.
- E. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- F. The subject property is located in Area District I and is zoned PS, Public and Semi Public zoning district. The surrounding properties are zoned RH to the North, East and West; and RS, Residential Single Family to the South.
- G. The use is permitted in the PS zoning district and is in compliance with the City's General Plan designation of Public Facilities, however MBMC Section 10.28.040 requires that all development regulations associated with the project be specified through the review and approval of a Use Permit.
- H. The General Plan designation for the property is Public Facilities. The intent of the Public Facilities General Plan land use designation is to provide opportunities for uses operated for public benefit, including public schools, government offices, and public facilities such as fire stations. The project is specifically consistent with General Plan Policies as follows:
 - Policy LU-1.2: Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.
 - Goal LU-3: Achieve a strong, positive community aesthetic.
 - Policy LU-5.3: Consider using discretionary review for any public gathering place or institutional use proposed within or adjacent to a residential neighborhood.
 - Goal CS-3: Maintain a high level of City emergency response services.
- I. The Planning Commission makes the following findings required to approve the Use Permit pursuant to MBMC Section 10.84.060:
 1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.

The property is zoned Public and Semipublic (PS) with a general land use designation of Public Facilities, which allows for a full range of uses operated for public benefit, including public schools, government offices, and public facilities such as fire stations. The specific purpose of the PS-Public and Semipublic District is to:

- A. Allow consideration of a large public or semipublic use separately from regulations for an underlying base zoning that may or may not be appropriate in combination with the public or semipublic use.
- B. Allow consideration of establishment or expansion of a large public or semipublic use at rezoning hearings rather than at use permit hearings only, and give notice to all of the extent of a site approved for a large public or semipublic use by delineating it on the zoning map.
- C. Allow the Planning Commission and City Council to consider the most appropriate use of a site following discontinuance of a large public or semipublic use without the encumbrance of a base zoning district that may or may not provide appropriate regulations for reuse of the site.

The existing site is currently developed and operates as a fire station and project proposes to demolish the existing fire station and construct a new firehouse. Fire stations are permitted

uses in the zone and the use is consistent with the overall intent of the PS zoning district. The code, however, requires approval of a Use Permit for the project because the development standards associated with the project are required to be established through the use permit process. The proposed project is consistent with the intent of the PS zoning district, in that the development complies and is consistent with the intent of the zoning code and because the use is in accord with the objectives of this title and the purposes of the district in which the site is located.

2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.

The subject property has a General Plan land use designation of Public Facilities. The intent of this designation is to provide areas for uses operated for public benefit, including public schools, government offices, and public facilities such as fire stations. Fire stations are permitted uses as long as the development standards associated with the development of the project are established through the discretionary review process. As proposed, the project is consistent with the General Plan, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city, in that it is a permitted use within the PS zoning district.

Lastly, the proposed project is in compliance with the General Plan designation of Public Facilities and is consistent with the following General Plan Goals and Policies:

- Policy LU-1.2: Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.
- Goal LU-3: Achieve a strong, positive community aesthetic.
- Policy LU-5.3: Consider using discretionary review for any public gathering place or institutional use proposed within or adjacent to a residential neighborhood.
- Goal CS-3: Maintain a high level of City emergency response services.

3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located.

The proposed project is consistent with the objectives of Title 10 since the fire station is a permitted use in the PS zone and is consistent with the intent of the City's Zoning Ordinance. The PS zoning district does not prescribe any specific development standards for new projects to conform to and allows the Planning Commission to specify development standards through consideration and approval of a Use Permit. The site is a suitable location for the fire station, in that the existing fire station has been in operation at the subject site for several decades. The purpose of the new building is to upgrade the existing fire station facility in order to allow fire staff to continue to service the city and its residents with its fire emergency needs. The new building will be two-stories and the overall site layout will continue to be similar to the existing site with the apparatus bay doors oriented to the north, away from the residential uses to the south and east. The new gated parking lot will continue to be located to the east of the firehouse accessible from Manhattan Beach Boulevard. The building height will be limited to 29'-7" feet from grade with only the elevator overrun being at a height of 33'-10". The proposed height is appropriate when considering that the properties to the east are allowed to be at a height of 30 feet and the properties to the south are allowed to be a height of 26 feet. Furthermore, the new building will include a ten to twelve-foot setback as measured from the south property line and a 56'-2" setback as measured from the property line to the east in order to minimize any impacts to the surrounding residential properties.

4. The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

As discussed in Finding No. 3, the new fire station building and use are consistent intent of the Public and Semipublic zoning district as well as the General Plan Land Use designation. The development project will comply with all applicable development standards specified by the use permit including height, setbacks, design, parking and landscaping. The architectural design of the new fire station will include a sloped roof in order to reduce bulk and massing although most of the fire station will be almost 30 feet in height (as measured from ground to top of roof ridge), the top plate will be at 24 feet in height (with the exception of the elevator overrun) in order to resemble the architecture and design that is allowed in most single family zoned lots and the surrounding residential areas.

- J. The project shall comply with all applicable provisions of the Manhattan Beach Municipal Code.
- K. This Resolution, upon its effectiveness, constitutes the Use Permit Amendment for the subject project.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the Use Permit subject to the following conditions:

- 1. The project shall be in substantial conformance with the plans and project description submitted to, and approved by the Planning Commission on August 28, 2019 as amended and conditioned. Applicant shall submit a final plan incorporating all of the refinements, modifications, and conditions approved in this Resolution. Any substantial deviation from the approved plans and project description, as conditioned, shall require review by the Community Development Director to determine if review and approval from the Planning Commission is required.
- 2. Any questions of intent or interpretation of any condition will be reviewed by the Community Development Director to determine if Planning Commission review and action is required.
- 3. All on-site and off-site improvement plans, shall be submitted to plan check, at the same time as the building plans. The plans shall be reviewed and approved by the City Traffic Engineer, Planning, and Public Works where applicable, prior to the issuance of permits. Such improvements shall be fully constructed or completed per the approved plans prior to issuance of a building final inspection and/or occupancy, whichever occurs first.

Operations

- 4. All rooftop mechanical equipment shall be screened from the public right-of-way.
- 5. New landscaping and irrigation will be required as part of the project in compliance with Titles 7 and 10 of the Manhattan Beach Municipal Code. The applicant must submit a complete set of landscape plans for review and approval to the Community Development and Public Works Departments, and new landscaping and irrigation shall be installed prior to issuance of a certificate of occupancy for the site.

Traffic Engineering

- 6. The Fire Station shall be wired to activate the fire station traffic signal and the traffic signal shall be upgraded to current State Standards.
- 7. The driveway approach on Manhattan Beach Boulevard shall be at least 22 feet wide.
- 8. Parking lot shall remain clear of all obstructions to provide six parking spaces at all times. No parking spaces may be reserved for particular users except accessible and EV spaces.
- 9. Provide a 15' unobstructed triangle of sight visibility on the corner of Manhattan Beach Boulevard and Rowell Avenue behind the property line extensions without walls, columns or landscaping over 36 inches high, tree trunks excepted. (MBMC 3.40.010)
- 10. Key or code controlled ingress must be provided at any gate, including an intercom system. Automatic exiting using vehicle detection must be provided when vehicles leave the gated area.
- 11. All parking spaces adjacent to a vertical obstruction, except columns, must be at least one foot wider than a standard space.
- 12. Wheel stops are required for all parking spaces inside a parking lot or structure except those spaces abutting a masonry wall or protected by a 6-inch high curb. A 2.5-foot overhang may be included in the stall length when calculating planters and walkway widths adjacent to parking stalls. (MBMC 10.64.100D)
- 13. Bicycle parking shall be provided at a rate of five percent (5%) of all parking spaces. (MBMC 10.64.80)

Procedural

- 14. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired.

- 15. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
- 16. This Use Permit shall lapse five years after the date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
- 17. The Planning Commission’s decision is based upon each of the totally independent and separate grounds stated herein, each of which stands alone as a sufficient basis for its decision.
- 18. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the owner. The Secretary shall make this resolution readily available for public inspection.

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on **August 28, 2019** and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Jeff Gibson
Secretary to the Planning Commission

Rosemary Lackow
Recording Secretary

ATTACHMENT B

VICINITY MAP



City of Manhattan Beach



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ATTACHMENT C



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

| | |
|------------------------|-------------|
| Office Use Only | |
| Date Submitted: | 4/10/19 |
| Received By: | [Signature] |
| F&G Check Submitted: | |

1400 Manhattan Beach Boulevard
Project Address
 Redondo Villa Tract B EX of ST Lots 12, 13, and Lot 14
Legal Description
Public Facilities _____
General Plan Designation _____

PS _____ **1** _____
Zoning Designation _____ **Area District** _____

For projects requiring a Coastal Development Permit, select one of the following determinations¹:

- | | |
|---|---|
| Project located in Appeal Jurisdiction | Project <u>not</u> located in Appeal Jurisdiction |
| <input type="checkbox"/> Major Development (Public Hearing required) | <input type="checkbox"/> Public Hearing Required (due to UP, Var, ME, etc.) |
| <input type="checkbox"/> Minor Development (Public Hearing, if requested) | <input type="checkbox"/> No Public Hearing Required |

Submitted Application (check all that apply)

- | | | | |
|--|------------|--|------------|
| <input type="checkbox"/> Appeal to PC/PPIC/BBA/CC | 4225 _____ | <input checked="" type="checkbox"/> Use Permit (Residential) | 4330 _____ |
| <input type="checkbox"/> Coastal Development Permit | 4341 _____ | <input type="checkbox"/> Use Permit (Commercial) | 4330 _____ |
| <input type="checkbox"/> Continuance | 4343 _____ | <input type="checkbox"/> Use Permit Amendment | 4332 _____ |
| <input type="checkbox"/> Cultural Landmark | 4336 _____ | <input type="checkbox"/> Variance | 4331 _____ |
| <input checked="" type="checkbox"/> Environmental Assessment | 4225 _____ | <input type="checkbox"/> Park/Rec Quimby Fee | 4425 _____ |
| <input type="checkbox"/> Minor Exception | 4333 _____ | <input type="checkbox"/> Pre-application meeting | 4425 _____ |
| <input type="checkbox"/> Subdivision (Map Deposit) | 4300 _____ | <input checked="" type="checkbox"/> Public Hearing Notice | 4339 _____ |
| <input type="checkbox"/> Subdivision (Tentative Map) | 4334 _____ | <input type="checkbox"/> Lot Merger/Adjust./\$15 rec. fee | 4225 _____ |
| <input type="checkbox"/> Subdivision (Final) | 4334 _____ | <input type="checkbox"/> Zoning Business Review | 4337 _____ |
| <input type="checkbox"/> Subdivision (Lot Line Adjust.) | 4335 _____ | <input type="checkbox"/> Zoning Report | 4340 _____ |
| <input type="checkbox"/> Telecom (New or Renewed) | 4338 _____ | <input type="checkbox"/> Other | _____ |

Fee Summary: (See fees on reverse side)

Total Amount: \$ _____ (less Pre-Application Fee if applied within past 3 months)
 Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Mamerto Estepa Jr.
Name _____

3621 Bell Avenue, Manhattan Beach, CA 90266
Mailing Address _____

Owner's Representative
Applicant(s)/Appellant(s) Relationship to Property _____

Same as Applicant _____ (310) 802-5325/Mestepo@citymb.info
Contact Person (include relation to applicant/appellant) _____ **Phone number / email** _____

Address _____

Applicant(s)/Appellant(s) Signature _____ **Phone number / email** _____

Complete Project Description- including any demolition (attach additional pages as necessary)

Complete removal and replacement of existing Fire Station.

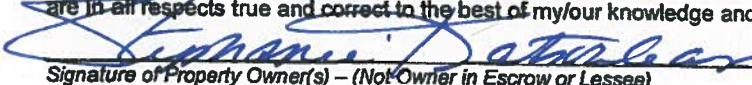
¹ An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse)

OWNER'S AFFIDAVIT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

I/We Stephanie Katsouleas being duly sworn, depose and say that I am/we are the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief(s).



Signature of Property Owner(s) – (Not Owner in Escrow or Lessee)

Stephanie Katsouleas

Print Name

3621 Bell Avenue, Manhattan Beach, CA 90266

Mailing Address

(310) 802-5303

Telephone/email

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 20____ by _____, proved to me













on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____
 Notary Public

Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply – refer to current City Fee Resolution (contact the Planning Division for assistance.) Fees are subject to annual adjustment.

Submitted Application (circle applicable fees, apply total to Fee Summary on application)

| | |
|---|--|
| Coastal Development Permit | |
| Public hearing – no other discretionary approval required: | \$ 4,787  |
| Public hearing – other discretionary approvals required: | 2,108  |
| No public hearing required – administrative: | 1,303  |
| Use Permit | |
| Use Permit: | \$ 6,287  |
| Master Use Permit: | 9,703  |
| Master Use Permit Amendment: | 5,037  |
| Master Use Permit Conversion: | 4,623  |
| Variance | |
| Filing Fee: | \$ 6,078  |
| Minor Exception | |
| Without notice: | \$ 1,452 |
| With notice: | 1,952  |
| Subdivision | |
| Certificate of Compliance: | \$ 1,625 |
| Final Parcel Map + mapping deposit: | 528 |
| Final Tract Map + mapping deposit: | 732 |
| Mapping Deposit (paid with Final Map application): | 500 |
| Merger of Parcels or Lot Line Adjustment: | 1,133 |
| Quimby (Parks & Recreation) fee (per unit/lot): | 1,817 |
| Tentative Parcel Map (4 or less lots / units) No Public Hearing: | 1,309 |
| Tentative Parcel Map (4 or less lots / units) Public Hearing: | 3,557  |
| Tentative Tract Map (5 or more lots / units): | 4,060  |
| Environmental Review (contact Planning Division for applicable fee) | |
| Environmental Assessment (no Initial Study prepared): | \$ 215 |
| Environmental Assessment (if Initial Study is prepared): | 3,079 |
| Fish and Game/CEQA Exemption County Clerk Posting Fee ² : | 75 |
|  Public Hearing Notice applies to all projects with public hearings and covers the City's costs of envelopes, postage and handling the mailing of public notices. Add this to filing fees above, as applicable: | \$ 70 |

²Make a separate \$75 check payable to LA County Clerk, (DO NOT PUT DATE ON CHECK)

Manhattan Beach Fire Station No. 2 Project Description

Manhattan Beach Fire Station No. 2 is located on the southeast corner of Manhattan Beach Boulevard and Rowell Avenue. The station was originally constructed in 1954 and despite being well maintained, the facility is inadequate compared to current standards for first-response facilities. Since its construction, significant changes have been made to building codes, particularly with seismic-related structural requirements. Deficiencies to the structural system were identified in a building evaluation performed in April 2017. This report also identified an Apparatus Bay that was too small to fit and maintain equipment, the absence of a turnout room, and the absence of a work room. These features are present in contemporary facilities in order to isolate and clear any potentially-contaminated material / particles collected by the apparatus or firefighter protective equipment within specific areas of the building. Furthermore, the existing facility does not provide private, separate facilities for employees of different genders.

The existing station is 3,275 sf on a site area of .37 acres and is staffed by three separate shifts that work a 48/96 work schedule. The existing station is single-story. The new facility will be a two-story station with an overall building area of 8,530 sf. The station is staffed and operational 24 hours a day. Apart from having a larger facility, the operations of the fire station will remain unchanged from when it opened in 1954. The existing lot size will be reduced from 16,129 sf to 14,503 sf. The existing right-of-way is at the street curb face on Manhattan Beach Boulevard. A 10' wide dedication is needed to move the ROW to the back of the sidewalk to meet the street standard.

The proposed location of the use and the proposed conditions under which it would be operated and maintained will be consistent with the general plan; will not be detrimental to the public health, safety, or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. Fire Station No. 2 is simply being enlarged to meet the current first responder requirements.

The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located.

The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics. Nor will the project create demands exceeding the capacity of public services and facilities which cannot be mitigated.

The proposed building height is being increased to meet current accessibility requirements.

A temporary fire station will be located nearby and will consist of a 52' x 20' mobile home and a 45' x 25' Sprung structure. Minor grading will be required on site.

The Manhattan Beach Fire Department Fire Station No. 2 is staffed by three (3) separate shifts that work a 48/96 work schedule. Firefighters work for forty-eight (48) hours straight and then go off-duty for ninety-six (96) hours. If a crew member uses leave hours or is off work due to injury, another firefighter must fill that vacancy. These vacancies are usually filled in 24-hour increments.

Shift changes occur between 7:00 a.m. and 8:00 a.m. daily. Off-going crew members may leave the station once they have been relieved of duty by on-coming personnel. Therefore, the times that crew members arrive to and leave from the station are often staggered.

Fire Station No. 2 is currently staffed with three (3) firefighters. At shift change, the potential number of vehicles at the station will be six. This number is easily accommodated with the existing onsite parking layout.

Future service needs for Fire Station No. 2 may require the staffing level to increase to 4, 5, or 6 firefighters on duty each day. Based on the station design, the maximum number of crew members that will staff Fire Station No. 2 is six (6). As the number of personnel increases, parking during shift changes will require greater coordination and teamwork between the off-going and on-coming crew members. Currently, the plan is to store one front-line fire engine and one reserve fire engine in the Apparatus Bay. The design would allow for the storage of a variety of apparatus and vehicle types to meet the future needs of the community and Fire Department. Outdoor storage of vehicles will be limited to those of on-duty personnel.

The Fire Department will establish a policy for coordinating parking during the shift change. This policy may include identifying specific queuing locations for the vehicles as well as arrival times of on-coming firefighters. On-coming crew members will utilize marked parking in the parking lot, followed by parking in front of the station. Once all parking spots are occupied, crew members may park along the east wall of the station. Crew members will be required to store their vehicle keys in a key storage box, which will be mounted on the wall near the east entrance door. This will allow other crew members to move/shuffle vehicles in the event the vehicle owner is not available.

Public meetings were held on October 29, 2018 at Manhattan Heights and on December 3, 2018 at the Police/Fire Facility to present and receive feedback on various design concepts for the new Fire Station No. 2. Of the five design concepts, three (3) received favorable comments, one (1) received unfavorable comments, and one (1) did not receive any comments.

Residents whose properties abut Fire Station No. 2 raised concerns about the height of the new fire station, privacy issues related to second story windows, and the potential inconveniences associated with active construction. Staff addressed these concerns, noting that the new structure would not be taller than the existing fire station's tower. Furthermore, the height and privacy concerns may be mitigated because the abutting properties are at a higher elevation than the existing fire station. Furthermore, during construction, the City will make every effort to minimize impacts to the surrounding residents.

Staff went to City Council on December 18, 2018. The purpose was for City Council to review the proposed Fire Station No. 2 Design Concepts, Floor Plan, and Site Plan, and to select a final design for the exterior of the building. The design of the exterior of the building was selected with the addition of a red door for the garage.

Manhattan Beach Fire Station No. 2

Manhattan Beach Fire Department

Manhattan Beach, California

SITE DATA

ADDRESS: 1400 MANHATTAN BEACH BLVD., MANHATTAN BEACH, CA 90266
 ASSESSOR'S PARCEL NUMBER: 4167-001-900
 LEGAL DESC.: REDONDO VILLA TRACT B EX OF ST LOTS 12, 13 AND LOT 14 BLK 7
 GENERAL PLAN DESIGNATION: PUBLIC FACILITIES
 ZONING: PS
 AREA DISTRICT: I
 EXISTING BUILDING SQUARE FOOTAGE: 3,530 S.F. FIRE STATION + 552 S.F. STORAGE
 EXISTING HEIGHT OF FIRE STATION: 30'-4" A.F.F. (TOP OF HOSE TOWER ELEMENT)
 EXISTING PARKING COUNT: 5 STALLS
 EXISTING LANDSCAPED AREA / PERCENTAGE: 2,400 S.F. / 16.5% (2,400 / 14,503 S.F.)
 PROPOSED BUILDING SQUARE FOOTAGE: 6,413 S.F. (6,126 S.F. 1ST + 2,287 S.F. 2ND)
 PROPOSED HEIGHT OF FIRE STATION: 33'-10" A.F.F. (RIDGE @ ELEVATOR TOWER)
 PROPOSED PARKING STALLS: 6 STALLS
 PROPOSED LANDSCAPED AREA / PERCENTAGE: 1,991 S.F. / 13.7% (1,991 / 14,503 S.F.)
 NUMBER OF ANTICIPATED STAFF AS PART OF DAY TO DAY SERVICE: 3
 (EMERGENCY VEHICLES ARE NOT ANTICIPATED TO BE PARKED IN STAFF PARKING)
 PROPOSED SITE AREA BREAKDOWN
 BUILDING FOOTPRINT: 6,126 S.F. / 42.2%
 CONCRETE PAVEMENT: 6,386 S.F. / 44.1%
 LANDSCAPED AREA: 1,991 S.F. / 13.7%
 TOTAL SITE AREA: 14,503 S.F. / 100%
 *NOTE: OVERALL SITE AREA IS LESS THAN WHAT HAS BEEN RECORDED DUE TO A 10' WIDE DEDICATION TO MOVE THE RIGHT-OF-WAY TO THE BACK OF SIDEWALK TO MEET THE STREET STANDARD.

ARCHITECTS

WLC

CLIENT FOCUSED • PASSION DRIVEN

SOUTHERN CALIFORNIA

8163 ROCHESTER AVENUE, SUITE 100
 RANCHO CUCAMONGA
 CALIFORNIA 91730-0729

TEL: 909-987-0909
 www.wlcarechitects.com

MANHATTAN BEACH FIRE STATION No. 2

MANHATTAN BEACH FIRE DEPARTMENT
 1400 MANHATTAN BEACH BLVD., MANHATTAN BEACH, CA 90266

MANHATTAN BEACH FIRE STATION NO. 2 PROJECT DESCRIPTION

MANHATTAN BEACH FIRE STATION NO. 2 IS LOCATED ON THE SOUTHEAST CORNER OF MANHATTAN BEACH BOULEVARD AND ROWELL AVENUE. THE STATION WAS ORIGINALLY CONSTRUCTED IN 1964 AND DESPITE BEING WELL MAINTAINED, THE FACILITY IS INADEQUATE COMPARED TO CURRENT STANDARDS FOR FIRST-RESPONSE FACILITIES. SINCE ITS CONSTRUCTION, SIGNIFICANT CHANGES HAVE BEEN MADE TO BUILDING CODES, PARTICULARLY WITH SEISMIC-RELATED STRUCTURAL REQUIREMENTS. DEFICIENCIES TO THE STRUCTURAL SYSTEM WERE IDENTIFIED IN A BUILDING EVALUATION PERFORMED IN APRIL 2017. THIS REPORT ALSO IDENTIFIED AN APPARATUS BAY THAT WAS TOO SMALL TO FIT AND MAINTAIN EQUIPMENT, THE ABSENCE OF A TURNOUT ROOM, AND THE ABSENCE OF A WORK ROOM. THESE FEATURES ARE PRESENT IN CONTEMPORARY FACILITIES IN ORDER TO ISOLATE AND CLEAR ANY POTENTIALLY CONTAMINATED MATERIAL / PARTICLES COLLECTED BY THE APPARATUS OR FIREFIGHTER PROTECTIVE EQUIPMENT WITHIN SPECIFIC AREAS OF THE BUILDING. FURTHERMORE, THE EXISTING FACILITY DOES NOT PROVIDE PRIVATE, SEPARATE FACILITIES FOR EMPLOYEES OF DIFFERENT GENDERS.

THE EXISTING STATION IS 3,275 SF ON A SITE AREA OF .37 ACRES AND IS STAFFED BY THREE SEPARATE SHIFTS THAT WORK A 48/96 WORK SCHEDULE. THE EXISTING STATION IS SINGLE STORY. THE NEW FACILITY WILL BE A TWO-STORY STATION WITH AN OVERALL BUILDING AREA OF 8,530 SF. THE STATION IS STAFFED AND OPERATIONAL 24 HOURS A DAY. APART FROM A HAVING A LARGER FACILITY, THE OPERATIONS OF THE FIRE STATION WILL REMAIN UNCHANGED FROM WHEN IT OPENED IN 1964. THE EXISTING LOT SIZE WILL BE REDUCED FROM 16,129 SF TO 14,503 SF. THE EXISTING RIGHT-OF-WAY IS AT THE STREET CURB FACE ON MANHATTAN BEACH BOULEVARD. A 10' WIDE DEDICATION IS NEEDED TO MOVE THE ROW TO THE BACK OF THE SIDEWALK TO MEET THE STREET STANDARD.

THE PROPOSED LOCATION OF THE USE AND THE PROPOSED CONDITIONS UNDER WHICH IT WOULD BE OPERATED AND MAINTAINED WILL BE CONSISTENT WITH THE GENERAL PLAN. WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING ON THE PROPOSED PROJECT SITE OR IN OR ADJACENT TO THE NEIGHBORHOOD OF SUCH USE, AND WILL NOT BE DETRIMENTAL TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY OR TO THE GENERAL WELFARE OF THE CITY. FIRE STATION NO. 2 IS SIMPLY BEING ENLARGED TO MEET THE CURRENT FIRST RESPONDER REQUIREMENTS.

THE PROPOSED USE WILL COMPLY WITH THE PROVISIONS OF THIS TITLE, INCLUDING ANY SPECIFIC CONDITION REQUIRED FOR THE PROPOSED USE IN THE DISTRICT IN WHICH IT WOULD BE LOCATED.

THE PROPOSED USE WILL NOT ADVERSELY IMPACT NOR BE ADVERSELY IMPACTED BY NEARBY PROPERTIES. POTENTIAL IMPACTS ARE RELATED BUT NOT NECESSARILY LIMITED TO: TRAFFIC, PARKING, NOISE, VIBRATION, ODOORS, RESIDENT SECURITY AND PERSONAL SAFETY, AND AESTHETICS. NOR WILL THE PROJECT CREATE DEMANDS EXCEEDING THE CAPACITY OF PUBLIC SERVICES AND FACILITIES WHICH CANNOT BE MITIGATED.

THE PROPOSED BUILDING HEIGHT IS BEING INCREASED TO MEET CURRENT ACCESSIBILITY REQUIREMENTS.

A TEMPORARY FIRE STATION WILL BE LOCATED NEARBY AND WILL CONSIST OF A 52' X 20' MOBILE HOME AND A 45' X 25' SPRUNG STRUCTURE. MINOR GRADING WILL BE REQUIRED ON SITE.

THE MANHATTAN BEACH FIRE DEPARTMENT FIRE STATION NO. 2 IS STAFFED BY THREE (3) SEPARATE SHIFTS THAT WORK A 48/96 WORK SCHEDULE. FIREFIGHTERS WORK FOR FORTY-EIGHT (48) HOURS STRAIGHT AND THEN GO OFF-DUTY FOR NINETY-SIX (96) HOURS. IF A CREW MEMBER USES LEAVE HOURS OR IS OFF WORK DUE TO INJURY, ANOTHER FIREFIGHTER MUST FILL THAT VACANCY. THESE VACANCIES ARE USUALLY FILLED IN 24-HOUR INCREMENTS.

SHIFT CHANGES OCCUR BETWEEN 7:00 A.M. AND 8:00 A.M. DAILY. OFF-GOING CREW MEMBERS MAY LEAVE THE STATION ONCE THEY HAVE BEEN RELIEVED OF DUTY BY ON-COMING PERSONNEL. THEREFORE, THE TIMES THAT CREW MEMBERS ARRIVE TO AND LEAVE FROM THE STATION ARE OFTEN STAGGERED. FIRE STATION NO. 2 IS CURRENTLY STAFFED WITH THREE (3) FIREFIGHTERS. AT SHIFT CHANGE, THE POTENTIAL NUMBER OF VEHICLES AT THE STATION WILL BE SIX. THIS NUMBER IS EASILY ACCOMMODATED WITH THE EXISTING ON-SITE PARKING LAYOUT.

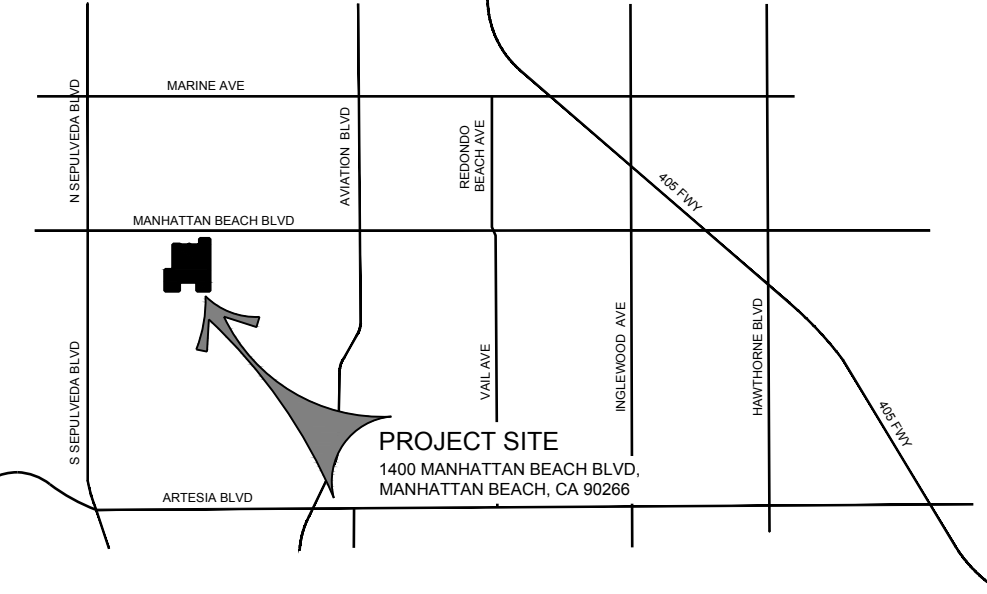
FUTURE SERVICE NEEDS FOR FIRE STATION NO. 2 MAY REQUIRE THE STAFFING LEVEL TO INCREASE TO 4, 5, OR 6 FIREFIGHTERS ON DUTY EACH DAY. BASED ON THE STATION DESIGN, THE MAXIMUM NUMBER OF CREW MEMBERS THAT WILL STAFF FIRE STATION NO. 2 IS SIX (6). AS THE NUMBER OF PERSONNEL INCREASES, PARKING DURING SHIFT CHANGES WILL REQUIRE GREATER COORDINATION AND TEAMWORK BETWEEN THE OFF-GOING AND ON-COMING CREW MEMBERS. CURRENTLY, THE PLAN IS TO STORE ONE FRONT-LINE FIRE ENGINE AND ONE RESERVE FIRE ENGINE IN THE APPARATUS BAY. THE DESIGN WOULD ALLOW FOR THE STORAGE OF A VARIETY OF APPARATUS AND VEHICLE TYPES TO MEET THE FUTURE NEEDS OF THE COMMUNITY AND FIRE DEPARTMENT. OUTDOOR STORAGE OF VEHICLES WILL BE LIMITED TO THOSE OF ON-DUTY PERSONNEL.

THE FIRE DEPARTMENT WILL ESTABLISH A POLICY FOR COORDINATING PARKING DURING THE SHIFT CHANGE. THIS POLICY MAY INCLUDE IDENTIFYING SPECIFIC QUEUING LOCATIONS FOR THE VEHICLES AS WELL AS ARRIVAL TIMES OF ON-COMING FIREFIGHTERS. ON-COMING CREW MEMBERS WILL UTILIZE MARKED PARKING IN THE PARKING LOT, FOLLOWED BY PARKING IN FRONT OF THE STATION. ONCE ALL PARKING SPOTS ARE OCCUPIED, CREW MEMBERS MAY PARK ALONG THE EAST WALL OF THE STATION. CREW MEMBERS WILL BE REQUIRED TO STORE THEIR VEHICLE KEYS IN A KEY STORAGE BOX, WHICH WILL BE MOUNTED ON THE WALL NEAR THE EAST ENTRANCE DOOR. THIS WILL ALLOW OTHER CREW MEMBERS TO MOVE/SHUFFLE VEHICLES IN THE EVENT THE VEHICLE OWNER IS NOT AVAILABLE.

PUBLIC MEETINGS WERE HELD ON OCTOBER 29, 2018 AT MANHATTAN HEIGHTS AND ON DECEMBER 3, 2018 AT THE POLICE/FIRE FACILITY TO PRESENT AND RECEIVE FEEDBACK ON VARIOUS DESIGN CONCEPTS FOR THE NEW FIRE STATION NO. 2. OF THE FIVE DESIGN CONCEPTS, THREE (3) RECEIVED FAVORABLE COMMENTS, ONE (1) RECEIVED UNFAVORABLE COMMENTS, AND ONE (1) DID NOT RECEIVE ANY COMMENTS.

RESIDENTS WHOSE PROPERTIES ABUT FIRE STATION NO. 2 RAISED CONCERNS ABOUT THE HEIGHT OF THE NEW FIRE STATION, PRIVACY ISSUES RELATED TO SECOND STORY WINDOWS, AND THE POTENTIAL INCONVENIENCES ASSOCIATED WITH ACTIVE CONSTRUCTION. STAFF ADDRESSED THESE CONCERNS, NOTING THAT THE NEW STRUCTURE WOULD NOT BE TALLER THAN THE EXISTING FIRE STATION'S TOWER. FURTHERMORE, THE HEIGHT AND PRIVACY CONCERNS MAY BE MITIGATED BECAUSE THE ABUTTING PROPERTIES ARE AT A HIGHER ELEVATION THAN THE EXISTING FIRE STATION. FURTHERMORE, DURING CONSTRUCTION, THE CITY WILL MAKE EVERY EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING RESIDENTS.

STAFF WENT TO CITY COUNCIL ON DECEMBER 18, 2018. THE PURPOSE WAS FOR CITY COUNCIL TO REVIEW THE PROPOSED FIRE STATION NO. 2 DESIGN CONCEPTS, FLOOR PLAN, AND SITE PLAN, AND TO SELECT A FINAL DESIGN FOR THE EXTERIOR OF THE BUILDING. THE DESIGN OF THE EXTERIOR OF THE BUILDING WAS SELECTED WITH THE ADDITION OF A RED DOOR FOR THE GARAGE.



VICINITY MAP

| | |
|---|---|
| 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 1 | (2015 INTERNATIONAL BUILDING CODE (IBC) W/ CALIFORNIA AMENDMENTS) |
| 2016 CALIFORNIA BUILDING CODE (CBC) CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 2 | (2014 NATIONAL ELECTRIC CODE (NEC) W/ CALIFORNIA AMENDMENTS) |
| 2016 CALIFORNIA ELECTRICAL CODE (CEC) CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 3 | (2015 UNIFORM MECHANICAL CODE (UMC) W/ CALIFORNIA AMENDMENTS) |
| 2016 CALIFORNIA MECHANICAL CODE CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 4 | (2015 UNIFORM PLUMBING CODE (UPC) W/ CALIFORNIA AMENDMENTS) |
| 2016 CALIFORNIA FIRE CODE (FC) CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 9 | (2015 INTERNATIONAL FIRE CODE (IFC) W/ CALIFORNIA AMENDMENTS) |
| 2016 CALIFORNIA ENERGY CODE CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 6 | |
| 2016 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBCS) CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 11 | |
| 2016 CALIFORNIA REFERENCED STANDARDS CODE CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 12 | |
| AMERICANS WITH DISABILITIES ACT (ADA) TITLE II - ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAA) | |
| CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, CALIFORNIA STATE ACCESSIBILITY STANDARDS | |
| 1990 STATE FIRE MARSHAL REGULATIONS (AS AMENDED TO DATE) CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 19 | |

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|---|
| APPLICABLE NFPA STANDARDS |
| NFPA 13 - AUTOMATIC SPRINKLER SYSTEMS, 2016 EDITION |
| NFPA 14 - STANDPIPE SYSTEMS, 2016 EDITION |
| NFPA 17A - WET CHEMICAL SYSTEMS, 2017 EDITION |
| NFPA 24 - PRIVATE FIRE MAINS, 2016 EDITION |
| NFPA 72 - NATIONAL FIRE ALARM CODE WITH CALIFORNIA AMENDMENTS, 2016 EDITION |
| NFPA 253 - CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS, 2015 EDITION |
| NFPA 1500 - SMOKE DETECTORS AND CARBON MONOXIDE ALARMS (SECTIONS 9.1.3.1 THROUGH 9.1.3.4) |
| NFPA 2001 - CLEAN AGENT FIRE EXTINGUISHING SYSTEMS, 2015 EDITION |
| REFERENCE CBC - TITLE 24, PART 2 - CHAPTER 35 FOR ADDITIONAL NFPA STANDARDS |

A0.1 TITLE SHEET

CIVIL

C30 TOPOGRAPHY SURVEY MAP
 C31 PRELIMINARY GRADING PLAN

ARCHITECTURAL

A1.1 SITE PLAN
 A2.1 FLOOR PLANS
 A2.3 ROOF PLAN
 A3.1 EXTERIOR ELEVATIONS
 A3.2 EXTERIOR ELEVATIONS (COLOR)
 A3.3 EXTERIOR PERSPECTIVE VIEWS
 A4.1 BUILDING SECTIONS
 A4.2 BUILDING SECTIONS
 A4.3 SITE SECTION VIEWS

PROJECT DESCRIPTION 24

GOVERNING CODES 20

DRAWING INDEX 8

PROJECT TEAM 4

OWNER

MANHATTAN BEACH FIRE DEPARTMENT
 400 15TH STREET
 MANHATTAN BEACH, CA 90266
 (310) 902-5200

PROJECT ADDRESS

1400 MANHATTAN BEACH BLVD.
 MANHATTAN BEACH, CA 90266

OWNER / FIRE DEPARTMENT 2

ARCHITECT

WLC ARCHITECTS, INC.
 8163 ROCHESTER AVENUE, SUITE 100
 RANCHO CUCAMONGA, CA 91730
 (909) 987-0909 FAX (909) 988-9989

CIVIL ENGINEER

MSL ENGINEERING, INC.
 402 WEST ARROW HIGHWAY, SUITE 4
 SAN DIMAS, CA 91773
 (909) 305-2395 FAX (909) 305-2397

STRUCTURAL ENGINEER

R.M. BYRD AND ASSOCIATES, INC.
 1047 W. SIXTH STREET, SUITE A
 ONTARIO, CA 91762-1209
 (909) 983-5599 FAX (909) 983-4456

MECHANICAL/ PLUMBING ENGINEER

POCOCK DESIGN SOLUTIONS
 14851 CHAMBERS ROAD, SUITE 210
 TUSTIN, CA 92780
 (949) 417-3903 FAX (949) 419-1393

ELECTRICAL ENGINEER

A & F ENGINEERING GROUP, INC.
 9320 BASELINE ROAD, SUITE C
 RANCHO CUCAMONGA, CA 91701
 (909) 941-3008 FAX (909) 941-8211

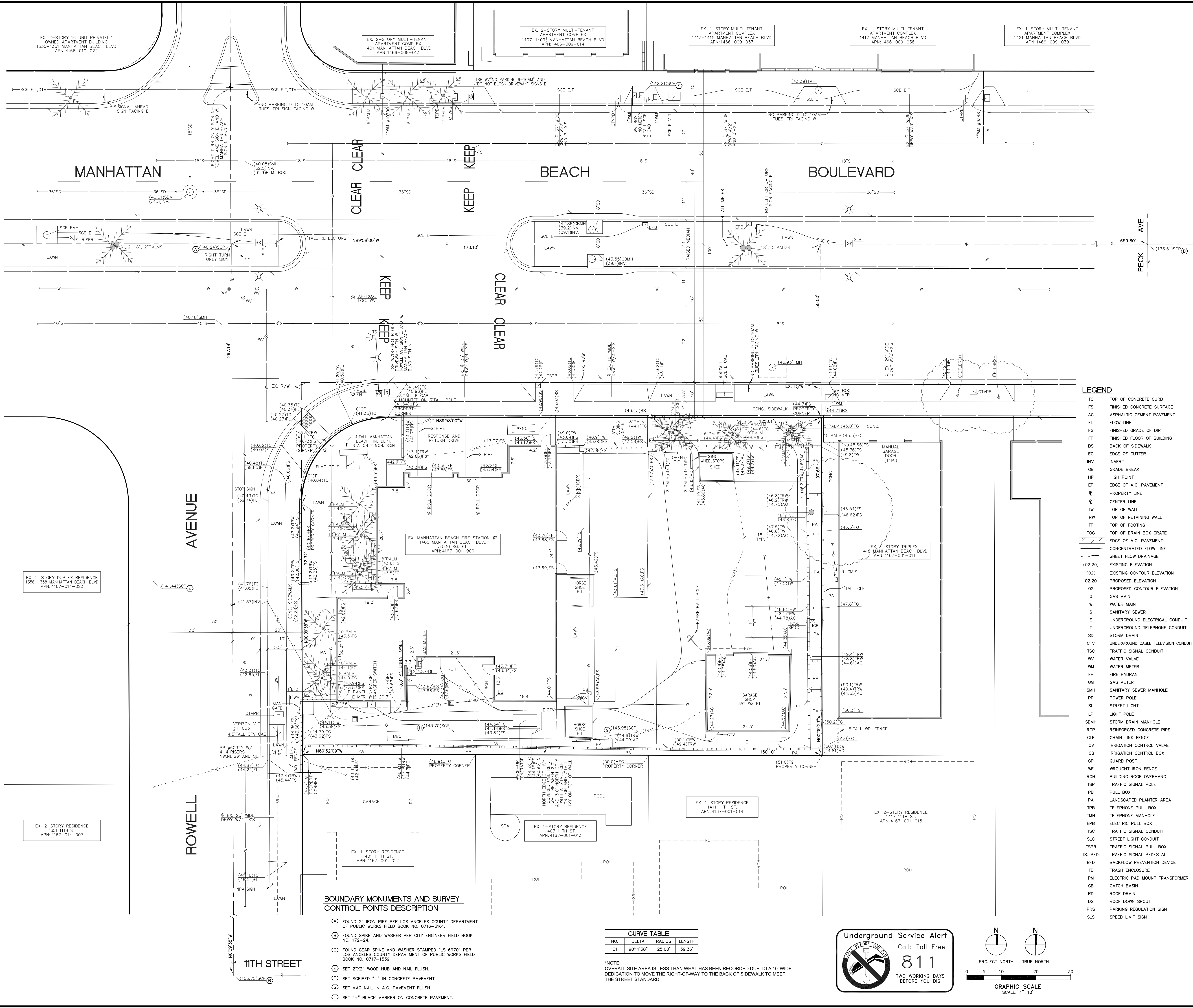
CONSULTANT

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| DRAWN: KWC | CHECKED: KN |
| DATE: 07/25/2019 | SCALE: AS NOTED |
| PROJECT NUMBER: 1813300 | |

TITLE SHEET

DRAWING NUMBER: A0.1



LEGEND

- TC TOP OF CONCRETE CURB
- FS FINISHED CONCRETE SURFACE
- AC ASPHALTIC CEMENT PAVEMENT
- FL FLOW LINE
- FG FINISHED GRADE OF DIRT
- FF FINISHED FLOOR OF BUILDING
- BS BACK OF SIDEWALK
- EG EDGE OF GUTTER
- INV. INVERT
- GB GRADE BREAK
- HP HIGH POINT
- EP EDGE OF A.C. PAVEMENT
- ℓ PROPERTY LINE
- ℄ CENTER LINE
- TW TOP OF WALL
- TRW TOP OF RETAINING WALL
- TF TOP OF FOOTING
- TOG TOP OF DRAIN BOX GRATE
- EDGE OF A.C. PAVEMENT
- CONCENTRATED FLOW LINE
- SHEET FLOW DRAINAGE
- EXISTING ELEVATION
- (02.20) EXISTING CONTOUR ELEVATION
- 02.20 PROPOSED ELEVATION
- 02 PROPOSED CONTOUR ELEVATION
- G GAS MAIN
- W WATER MAIN
- S SANITARY SEWER
- E UNDERGROUND ELECTRICAL CONDUIT
- T UNDERGROUND TELEPHONE CONDUIT
- SD STORM DRAIN
- CTV UNDERGROUND CABLE TELEVISION CONDUIT
- TSC TRAFFIC SIGNAL CONDUIT
- WV WATER VALVE
- WM WATER METER
- FM FIRE HYDRANT
- GM GAS METER
- SMH SANITARY SEWER MANHOLE
- PP POWER POLE
- SL STREET LIGHT
- LP LIGHT POLE
- SDMH STORM DRAIN MANHOLE
- RCP REINFORCED CONCRETE PIPE
- CLF CHAIN LINK FENCE
- ICV IRRIGATION CONTROL VALVE
- ICB IRRIGATION CONTROL BOX
- GP GUARD POST
- WF WROUGHT IRON FENCE
- ROH BUILDING ROOF OVERHANG
- TSP TRAFFIC SIGNAL POLE
- PB PULL BOX
- PA LANDSCAPED PLANTER AREA
- TPB TELEPHONE PULL BOX
- TMH TELEPHONE MANHOLE
- EPB ELECTRIC PULL BOX
- TSC TRAFFIC SIGNAL CONDUIT
- SLC STREET LIGHT CONDUIT
- TSPB TRAFFIC SIGNAL PULL BOX
- TS. PED. TRAFFIC SIGNAL PEDESTAL
- BFD BACKFLOW PREVENTION DEVICE
- TE TRASH ENCLOSURE
- PM ELECTRIC PAD MOUNT TRANSFORMER
- CB CATCH BASIN
- RD ROOF DRAIN
- DS ROOF DOWN SPOUT
- PRS PARKING REGULATION SIGN
- SLS SPEED LIMIT SIGN

BOUNDARY MONUMENTS AND SURVEY CONTROL POINTS DESCRIPTION

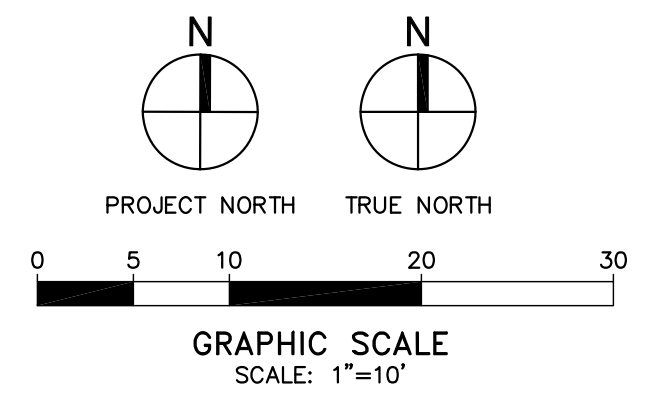
- (A) FOUND 2" IRON PIPE PER LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS FIELD BOOK NO. 0716-3161.
- (B) FOUND SPIKE AND WASHER PER CITY ENGINEER FIELD BOOK NO. 172-24.
- (C) FOUND GEAR SPIKE AND WASHER STAMPED "LS 6970" PER LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS FIELD BOOK NO. 0717-1539.
- (E) SET 2"x2" WOOD HUB AND NAIL FLUSH.
- (F) SET SCRIBED "*" IN CONCRETE PAVEMENT.
- (G) SET MAG NAIL IN A.C. PAVEMENT FLUSH.
- (H) SET "*" BLACK MARKER ON CONCRETE PAVEMENT.

CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH |
|-----|-----------|--------|--------|
| C1 | 90°11'38" | 25.00' | 39.36' |

*NOTE: OVERALL SITE AREA IS LESS THAN WHAT HAS BEEN RECORDED DUE TO A 10' WIDE DEDICATION TO MOVE THE RIGHT-OF-WAY TO THE BACK OF SIDEWALK TO MEET THE STREET STANDARD.

Underground Service Alert
 Call: Toll Free
811
 TWO WORKING DAYS BEFORE YOU DIG



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 www.wlcarchitects.com

FIRE STATION 2
 CITY OF MANHATTAN BEACH
 1400 MANHATTAN BEACH BOULEVARD,
 MANHATTAN BEACH, CA. 90266

REGISTERED ARCHITECT
 KELLEY NEEDHAM
 C-19064
 06/02/19
 STATE OF CALIFORNIA

PROFESSIONAL LAND SURVEYOR
 MARK STEVEN LAWRENCE
 No. 5794
 07/02/19
 STATE OF CALIFORNIA

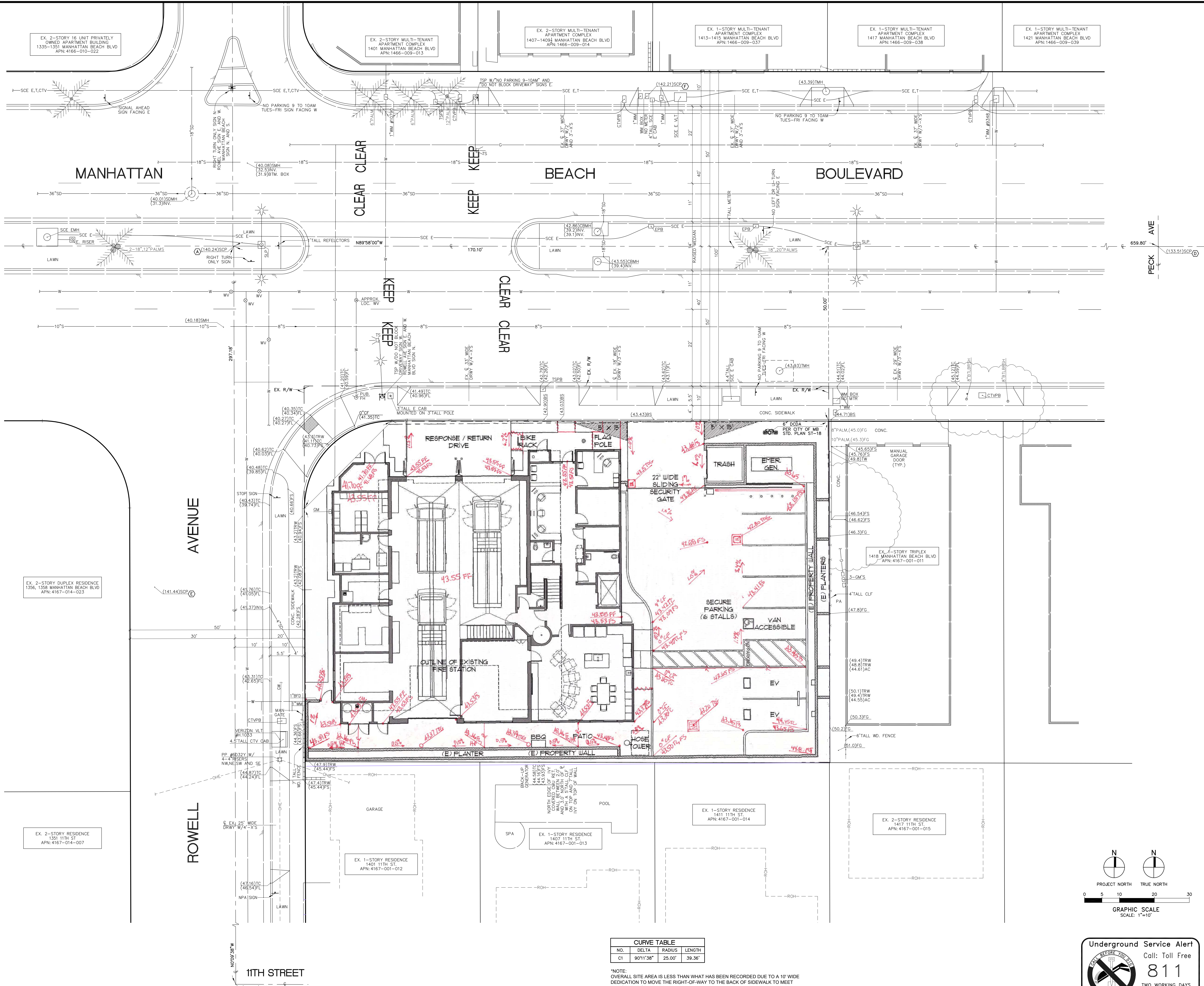
CONSULTANT
MSL ENGINEERING, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 SPECIALIZING IN SITE DEVELOPMENT
 402 W. AUBURN HWY. STE. 4
 SAN DIMAS, CA 91773
 (909) 305-2395 FAX (909) 305-2397
 Mark S. Lawrence
 DATE: 07-09-19

| NO. | DATE BY | DESCRIPTION |
|-----------|---------|-------------|
| REVISIONS | | |

DRAWN: S.J. CHECKED: M.S.L.
 DATE: 07-09-19 SCALE: 1"=10'
 PROJECT NUMBER:

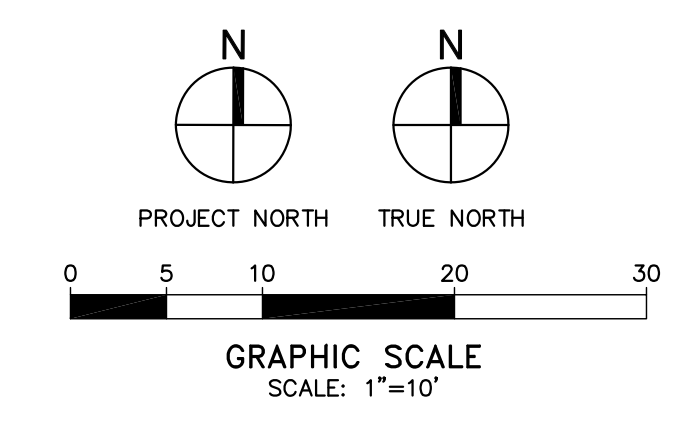
TOPOGRAPHY SURVEY MAP

DRAWING NUMBER: **C30**



| CURVE TABLE | | | |
|-------------|----------|--------|--------|
| NO. | DELTA | RADIUS | LENGTH |
| C1 | 90°1'38" | 25.00' | 39.36' |

NOTE:
OVERALL SITE AREA IS LESS THAN WHAT HAS BEEN RECORDED DUE TO A 10' WIDE DEDICATION TO MOVE THE RIGHT-OF-WAY TO THE BACK OF SIDEWALK TO MEET THE STREET STANDARD.



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 C-19064
 No. 02/2/19
 STATE OF CALIFORNIA

REGISTERED LAND SURVEYOR
 MARK STEVEN LAMORELUX
 No. 5784
 No. 02/2/19
 STATE OF CALIFORNIA

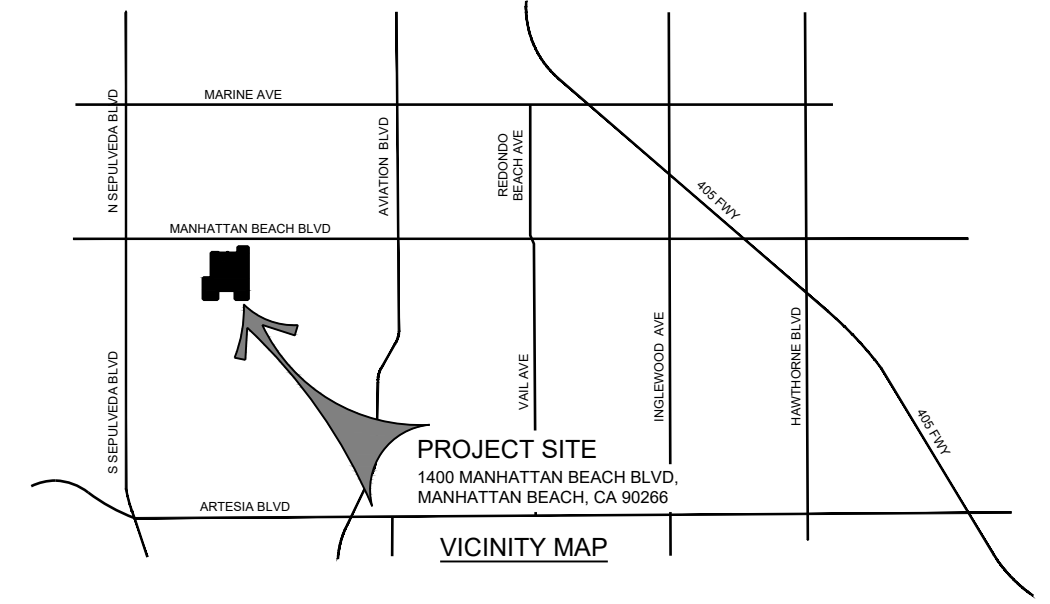
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 SAN DIMAS, CA 91773
 (909) 305-2395 FAX (909) 305-2397
 Mark S. Lamorelux
 07-09-19
 MARK S. LAMORELUX (PLS 5479) DATE

| NO. | DATE BY | DESCRIPTION |
|-----|---------|-------------|
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DRAWN: S.J. CHECKED: M.S.L.
 DATE: 07-09-19 SCALE: 1"=10'
 PROJECT NUMBER:

PRELIMINARY GRADING PLAN

DRAWING NUMBER: **C31**



SITE DATA
 ADDRESS: 1400 MANHATTAN BEACH BLVD., MANHATTAN BEACH, CA 90266
 ASSESSOR'S PARCEL NUMBER: 4167-001-900
 LEGAL DESC.: REDONDO VILLA TRACT B EX OF ST LOTS 12, 13 AND LOT 14 BLK 7
 GENERAL PLAN DESIGNATION: PUBLIC FACILITIES
 ZONING: PS
 AREA DISTRICT: I

EXISTING BUILDING SQUARE FOOTAGE: 3,530 S.F. FIRE STATION + 552 S.F. STORAGE
 EXISTING HEIGHT OF FIRE STATION: 30'-4" A.F.F. (TOP OF HOSE TOWER ELEMENT)
 EXISTING PARKING COUNT: 9 STALLS
 EXISTING LANDSCAPED AREA / PERCENTAGE: 2,400 S.F. / 16.5% (2,400 / 14,503 S.F.)

PROPOSED BUILDING SQUARE FOOTAGE: 8,413 S.F. (6,126 S.F. 1ST + 2,287 S.F. 2ND)
 PROPOSED HEIGHT OF FIRE STATION: 33'-10" A.F.F. (RIDGE @ ELEVATOR TOWER)
 PROPOSED PARKING STALLS: 6 STALLS
 PROPOSED LANDSCAPED AREA / PERCENTAGE: 1,991 S.F. / 13.7% (1,991 / 14,503 S.F.)

NUMBER OF ANTICIPATED STAFF AS PART OF DAY TO DAY SERVICE: 3
 (EMERGENCY VEHICLES ARE NOT ANTICIPATED TO BE PARKED IN STAFF PARKING)

PROPOSED SITE AREA BREAKDOWN
 BUILDING FOOTPRINT: 6,126 S.F. / 42.2%
 CONCRETE PAVEMENT: 6,386 S.F. / 44.1%
 LANDSCAPED AREA: 1,991 S.F. / 13.7%
 TOTAL SITE AREA: 14,503 S.F. / 100%

NOTE:
 OVERALL SITE AREA IS LESS THAN WHAT HAS BEEN RECORDED DUE TO A 10' WIDE DEDICATION TO MOVE THE RIGHT-OF-WAY TO THE BACK OF SIDEWALK TO MEET THE STREET STANDARD.

- CONCRETE PAVING**
 CONCRETE JOINT C1, SEE DETAIL 24/A1.2
 CONCRETE JOINT C2, SEE DETAIL 24/A1.2
- CONCRETE SIDEWALK**
 SAW CUT JOINT T1, SEE DETAIL 24/A1.2
 EXPANSION JOINT E1, SEE DETAIL 24/A1.2
- NEW 6" TALL CONCRETE MASONRY RETAINING OR ENCLOSURE WALL, 8" WIDE, TYP. U.N.O. SPLIT-FACE ON ALL EXTERIOR FACES.
- LIGHT STANDARD, SEE ELECTRICAL DRAWINGS
- FIRE HYDRANT, SEE CIVIL DRAWINGS
- ACCESSIBLE PATH OF TRAVEL - IS A BARRIER FREE CONTINUOUSLY ACCESSIBLE PATH WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 1:2 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL MAXIMUM. PATH IS A MIN. 48" WIDE AND SHALL HAVE NO SLOPE EXCEEDING 5% (1:20) AND CROSS SLOPE NO STEEPER THAN 1:48.
- PROPOSED LANDSCAPED AREA

- SITE PLAN NOTES:**
- SEE CIVIL, MECHANICAL, PLUMBING, ELECTRICAL AND LANDSCAPE SITE PLANS FOR LOCATION OF ADDITIONAL SITE ITEMS.
 - EXTEND CONCRETE PAVING INTO TRASH ENCLOSURE, TRANSFORMER ENCLOSURE AND EMERGENCY GENERATOR ENCLOSURE.
 - SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SIGNS, DEMOLITION, AND SEWER CAP OF EXISTING BUILDINGS.
 - PROVIDE APPROPRIATE LANDSCAPING AROUND ALL SITE UTILITY EQUIPMENT TO SHIELD FROM PUBLIC VIEW.
 - SEE SHEET A3.1 FOR SECONDARY HEIGHT COMPLIANCE CALCULATION.

MATERIAL LEGEND 2

Manhattan Beach Fire Station No. 2 Parking Plan

The Manhattan Beach Fire Department Fire Station #2 is staffed by three (3) separate shifts that work a 48/96 work schedule. This means that firefighters work for forty-eight (48) hours straight and then go off-duty for ninety-six (96) hours. If a crew member uses leave hours or is off work due to injury, another firefighter must fill that vacancy. These vacancies are usually filled in 24 hour increments.

Shift changes occur between 7:00 a.m. and 8:00 a.m. daily. Off-going crew members may leave the station once they have been relieved of duty by on-coming personnel. Therefore, the times that crew members arrive to and leave from the station are often staggered.

Fire Station #2 is currently staffed with three (3) firefighters. At shift change, the potential number of vehicles at the station will be 6. This number is easily accommodated with the existing onsite parking layout.

Future service needs for Fire Station #2 may require the staffing level to increase to 4, 5 or 6 firefighters on duty each day. Based on the station design, the maximum number of crew members that will staff Fire Station #2 is six (6). As the number of personnel increases, parking during shift changes will require greater coordination and teamwork between the off-going and on-coming crew members.

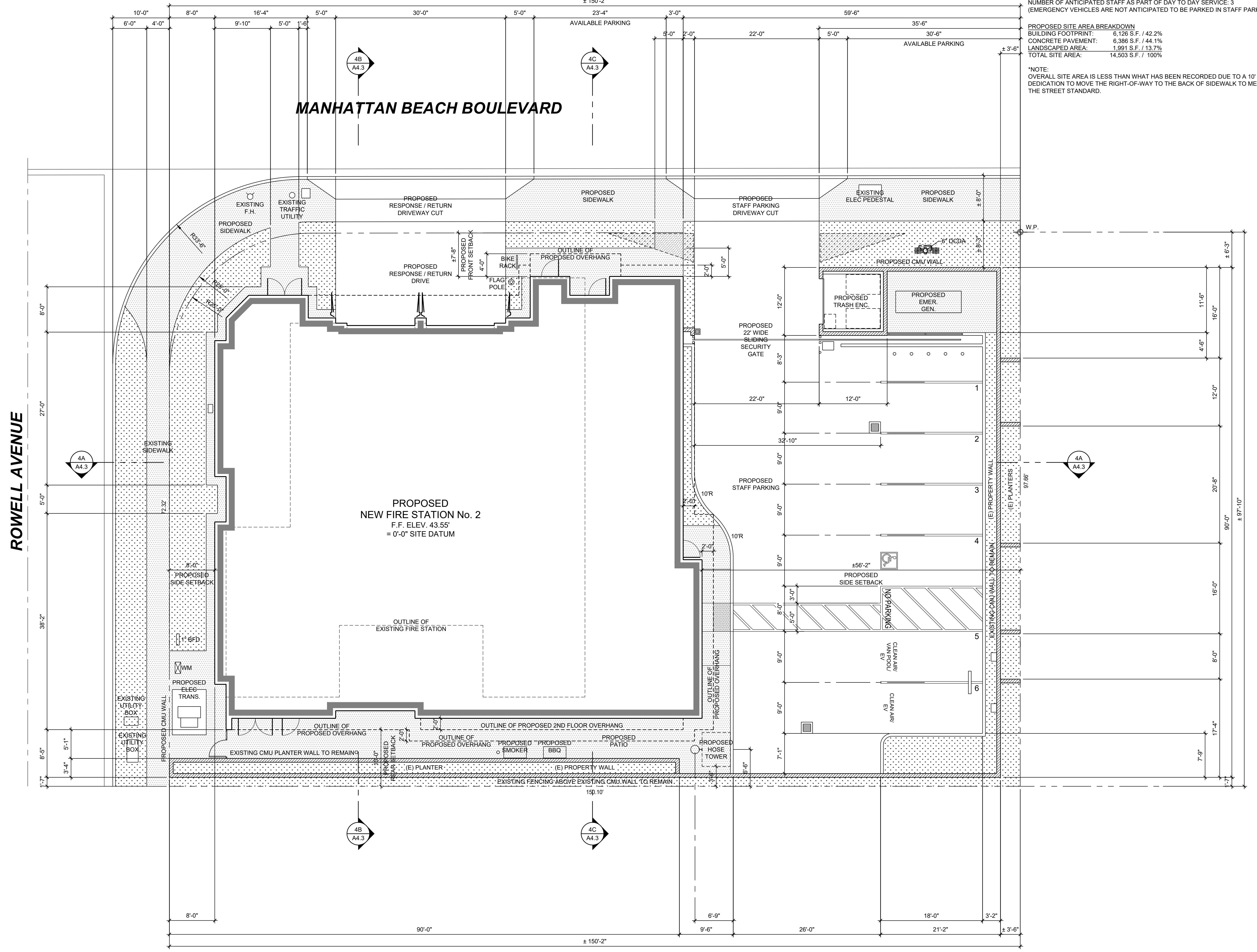
The Fire Department will establish a policy for coordinating parking during the shift change. This policy may include identifying specific queuing locations for the vehicles as well as arrival times of on-coming firefighters. On-coming crew members will utilize marked parking in the parking lot, followed by parking in front of the station. Once all parking spots are occupied, crew members may park along the East wall of the station. Crew members will be required to store their vehicle keys in a key storage box, which will be mounted on the wall near the East entrance door. This will allow other crew members to move/shuffle vehicles in the event the vehicle owner is not available.

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MANHATTAN BEACH FIRE STATION No. 2
 MANHATTAN BEACH FIRE DEPARTMENT
 1400 MANHATTAN BEACH BLVD., MANHATTAN BEACH, CA 90266

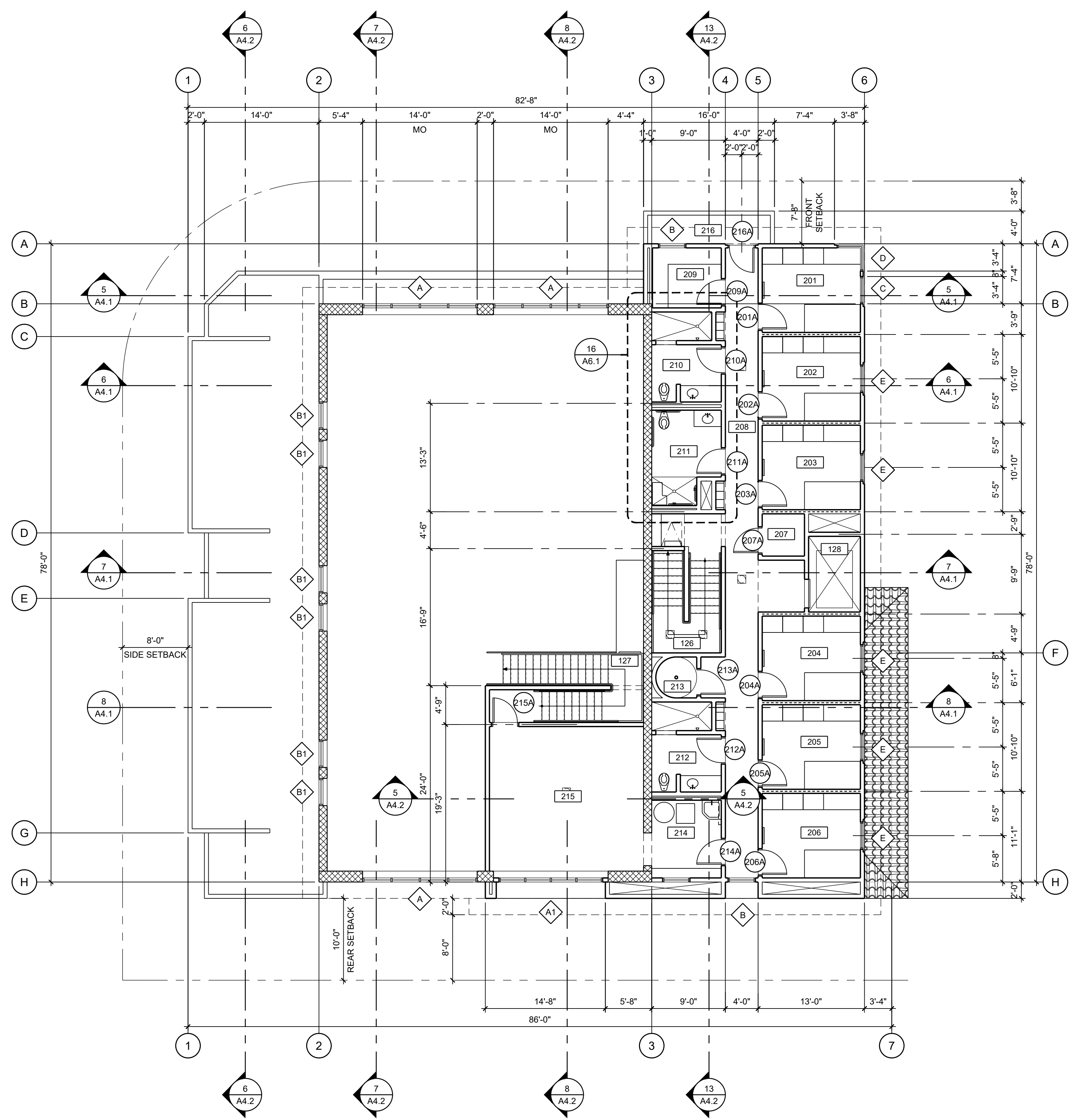
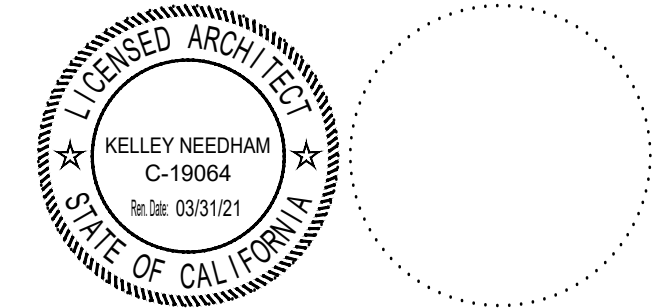


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|-------------------------|---------------------|
| CONSULTANT | |
| | |
| | |
| NO | DATE BY DESCRIPTION |
| REVISIONS | |
| DRAWN: KWC | CHECKED: KN |
| DATE: 07/25/2019 | SCALE: AS NOTED |
| PROJECT NUMBER: 1813300 | |
| SITE PLAN | |
| DRAWING NUMBER: | A1.1 |

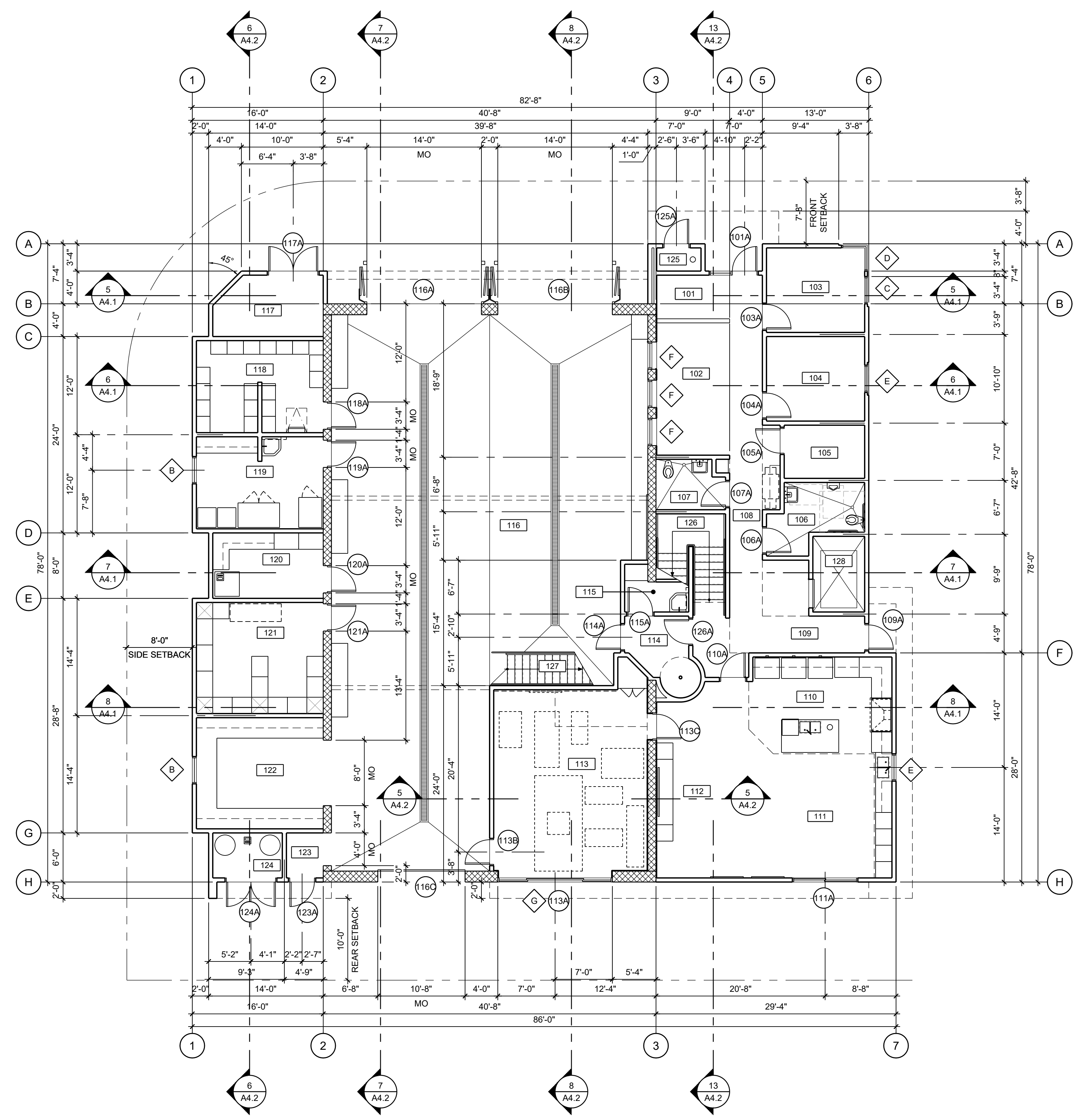


- SITE LIGHTING NOTES**
- ALL SITE LIGHTING WILL PROVIDE MINIMUM 1 FOOTCANDLE ILLUMINATION LEVEL THROUGHOUT THE SITE. THE MAXIMUM HEIGHT OF A LIGHT SOURCE LOCATED WITHIN 25' OF RESIDENTIALLY ZONED OR DEVELOPED PARCEL SHALL BE NO MORE THAN 12' AND SHALL BE NO MORE THAN 20' IN ALL OTHER AREAS (MEASUREMENT FROM ADJOINING GROUND LEVEL).
 - ALL SITE LIGHT FIXTURES SHALL POSSESS SHARP CUT-OFF QUALITIES AT ALL PROPERTY LINES AND SHIELDING SHALL BE PROVIDED AS NECESSARY.
 - THE LIGHT FIXTURES AND POLES SHALL BE PROPERLY MAINTAINED. PAINT COVERING SHALL NOT BE OF A COLOR OR TYPE THAT IS HIGHLY REFLECTIVE.
 - LOW PRESSURE SODIUM SITE LIGHT FIXTURES ARE NOT ALLOWED.
 - THE MAXIMUM INTENSITY OF ILLUMINATION SHALL BE COMPUTED BASED ON A FOUR TO ONE (4:1) RATIO (AVERAGE TO MINIMUM) THROUGHOUT THE PARKING LOT, INCLUDING LOADING AND SERVICE AREAS.
 - THE MAXIMUM ILLUMINATION LEVEL WITHIN THE PARKING LOT, INCLUDING LOADING AND SERVICE AREAS AT ANY LOCATION SHALL BE 10 FOOTCANDLES.

MANHATTAN BEACH FIRE STATION No. 2
MANHATTAN BEACH FIRE DEPARTMENT
1400 MANHATTAN BEACH BLVD., MANHATTAN BEACH, CA 90266



SECOND FLOOR PLAN



FIRST FLOOR PLAN

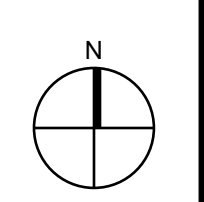
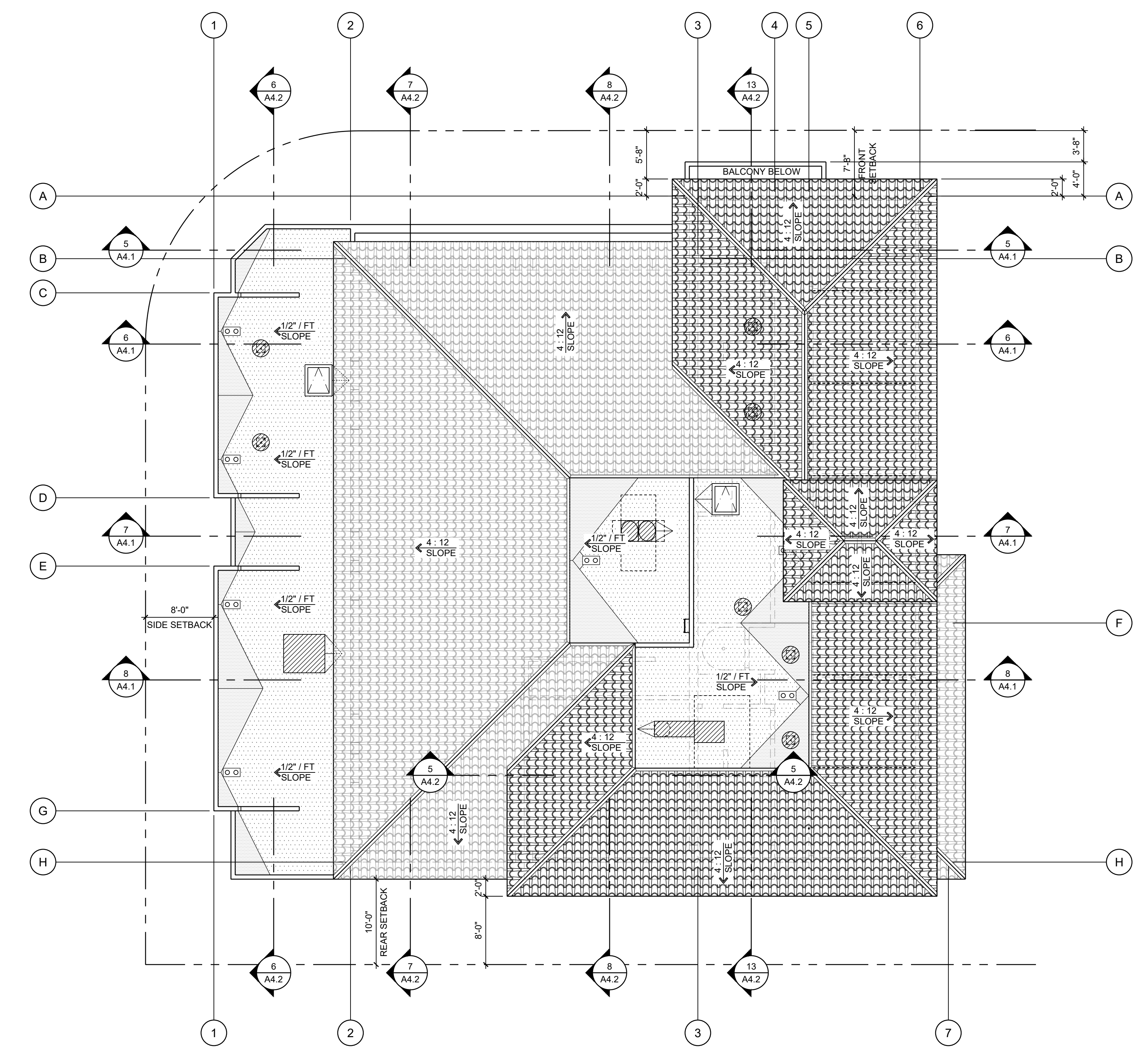
FLOOR PLANS 1/8" = 1'-0" 3

| | | |
|---|---|----------------------------------|
| <p>REFERENCE NOTES</p> <p>1. SEE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL RECESSED OR SURFACE MOUNTED EQUIPMENT.</p> <p>2. SEE DETAIL - FOR HORIZONTAL ASSEMBLY AT UNDERSIDE OF ALL DORMITORIES.</p> <p>3. SEE DETAIL - FOR SIGNAGE SCHEDULE.</p> | <p>FLOOR PLAN NOTES</p> <p>6" WOOD STUDS @ 16" O.C. U.N.O.</p> <p>AT INTERIOR LOCATIONS, PROVIDE ONE LAYER OF 5/8" GYP. BOARD EACH SIDE.</p> <p>AT EXTERIOR LOCATIONS, PROVIDE ONE LAYER OF 5/8" GYP. BOARD ON INTERIOR SIDE AND 7/8" EXTERIOR PLASTER OR STONE VENEER FINISH OVER BROWNCOAT ON EXTERIOR SIDE.</p> | <p>12 MATERIAL LEGEND</p> |
|---|---|----------------------------------|

| <p>8 ROOM LEGEND</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ROOM #</th> <th>ROOM NAME</th> <th>ROOM #</th> <th>ROOM NAME</th> </tr> </thead> <tbody> <tr><td>101</td><td>LOBBY</td><td>126</td><td>STAIR 1</td></tr> <tr><td>102</td><td>CREW WORKSTATIONS</td><td>127</td><td>STAIR 2</td></tr> <tr><td>103</td><td>CAPTAIN'S OFFICE</td><td>128</td><td>ELEVATOR</td></tr> <tr><td>104</td><td>SPARE OFFICE</td><td></td><td></td></tr> <tr><td>105</td><td>DATA ROOM</td><td></td><td></td></tr> <tr><td>106</td><td>ACCESSIBLE RESTROOM</td><td>201</td><td>CREW DORMITORY 1</td></tr> <tr><td>107</td><td>STAFF RESTROOM</td><td>202</td><td>CREW DORMITORY 2</td></tr> <tr><td>108</td><td>HALLWAY</td><td>203</td><td>CREW DORMITORY 3</td></tr> <tr><td>109</td><td>HALLWAY</td><td>204</td><td>CREW DORMITORY 4</td></tr> <tr><td>110</td><td>KITCHEN</td><td>205</td><td>CREW DORMITORY 5</td></tr> <tr><td>111</td><td>DINING ROOM</td><td>206</td><td>CREW DORMITORY 6</td></tr> <tr><td>112</td><td>DAY ROOM</td><td>207</td><td>STORAGE</td></tr> <tr><td>113</td><td>EXERCISE ROOM</td><td>208</td><td>HALLWAY</td></tr> <tr><td>114</td><td>VESTIBULE</td><td>209</td><td>STORAGE</td></tr> <tr><td>115</td><td>JANITORIAL</td><td>210</td><td>CREW BATHROOM 1</td></tr> <tr><td>116</td><td>APPARATUS ROOM</td><td>211</td><td>CREW BATHROOM 2</td></tr> <tr><td>117</td><td>ELECTRICAL ROOM</td><td>212</td><td>CREW BATHROOM 3</td></tr> <tr><td>118</td><td>TURN-OUT LOCKER RM.</td><td>213</td><td>SLIDE POLE</td></tr> <tr><td>119</td><td>LAUNDRY ROOM</td><td>214</td><td>LAUNDRY ROOM</td></tr> <tr><td>120</td><td>MEDICAL STORAGE</td><td>215</td><td>STORAGE</td></tr> <tr><td>121</td><td>STORAGE</td><td>216</td><td>BALCONY</td></tr> <tr><td>122</td><td>WORKSHOP</td><td></td><td></td></tr> <tr><td>123</td><td>VESTIBULE</td><td></td><td></td></tr> <tr><td>124</td><td>COMPRESSOR ROOM</td><td></td><td></td></tr> <tr><td>125</td><td>FIRE RISER ROOM</td><td></td><td></td></tr> </tbody> </table> | ROOM # | ROOM NAME | ROOM # | ROOM NAME | 101 | LOBBY | 126 | STAIR 1 | 102 | CREW WORKSTATIONS | 127 | STAIR 2 | 103 | CAPTAIN'S OFFICE | 128 | ELEVATOR | 104 | SPARE OFFICE | | | 105 | DATA ROOM | | | 106 | ACCESSIBLE RESTROOM | 201 | CREW DORMITORY 1 | 107 | STAFF RESTROOM | 202 | CREW DORMITORY 2 | 108 | HALLWAY | 203 | CREW DORMITORY 3 | 109 | HALLWAY | 204 | CREW DORMITORY 4 | 110 | KITCHEN | 205 | CREW DORMITORY 5 | 111 | DINING ROOM | 206 | CREW DORMITORY 6 | 112 | DAY ROOM | 207 | STORAGE | 113 | EXERCISE ROOM | 208 | HALLWAY | 114 | VESTIBULE | 209 | STORAGE | 115 | JANITORIAL | 210 | CREW BATHROOM 1 | 116 | APPARATUS ROOM | 211 | CREW BATHROOM 2 | 117 | ELECTRICAL ROOM | 212 | CREW BATHROOM 3 | 118 | TURN-OUT LOCKER RM. | 213 | SLIDE POLE | 119 | LAUNDRY ROOM | 214 | LAUNDRY ROOM | 120 | MEDICAL STORAGE | 215 | STORAGE | 121 | STORAGE | 216 | BALCONY | 122 | WORKSHOP | | | 123 | VESTIBULE | | | 124 | COMPRESSOR ROOM | | | 125 | FIRE RISER ROOM | | | <p>4</p> |
|---|---------------------|-----------|------------------|-----------|-----|-------|-----|---------|-----|-------------------|-----|---------|-----|------------------|-----|----------|-----|--------------|--|--|-----|-----------|--|--|-----|---------------------|-----|------------------|-----|----------------|-----|------------------|-----|---------|-----|------------------|-----|---------|-----|------------------|-----|---------|-----|------------------|-----|-------------|-----|------------------|-----|----------|-----|---------|-----|---------------|-----|---------|-----|-----------|-----|---------|-----|------------|-----|-----------------|-----|----------------|-----|-----------------|-----|-----------------|-----|-----------------|-----|---------------------|-----|------------|-----|--------------|-----|--------------|-----|-----------------|-----|---------|-----|---------|-----|---------|-----|----------|--|--|-----|-----------|--|--|-----|-----------------|--|--|-----|-----------------|--|--|-----------------|
| ROOM # | ROOM NAME | ROOM # | ROOM NAME | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 101 | LOBBY | 126 | STAIR 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 102 | CREW WORKSTATIONS | 127 | STAIR 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 103 | CAPTAIN'S OFFICE | 128 | ELEVATOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 104 | SPARE OFFICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 105 | DATA ROOM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 106 | ACCESSIBLE RESTROOM | 201 | CREW DORMITORY 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 107 | STAFF RESTROOM | 202 | CREW DORMITORY 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 108 | HALLWAY | 203 | CREW DORMITORY 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 109 | HALLWAY | 204 | CREW DORMITORY 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 110 | KITCHEN | 205 | CREW DORMITORY 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 111 | DINING ROOM | 206 | CREW DORMITORY 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 112 | DAY ROOM | 207 | STORAGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 113 | EXERCISE ROOM | 208 | HALLWAY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 114 | VESTIBULE | 209 | STORAGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 115 | JANITORIAL | 210 | CREW BATHROOM 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 116 | APPARATUS ROOM | 211 | CREW BATHROOM 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 117 | ELECTRICAL ROOM | 212 | CREW BATHROOM 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 118 | TURN-OUT LOCKER RM. | 213 | SLIDE POLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 119 | LAUNDRY ROOM | 214 | LAUNDRY ROOM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 120 | MEDICAL STORAGE | 215 | STORAGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 121 | STORAGE | 216 | BALCONY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 122 | WORKSHOP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 123 | VESTIBULE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 124 | COMPRESSOR ROOM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 125 | FIRE RISER ROOM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| DATE: 07/25/2019 SCALE: AS NOTED |
| PROJECT NUMBER: 1813300 |
| FLOOR PLANS |
| DRAWING NUMBER: A2.1 |

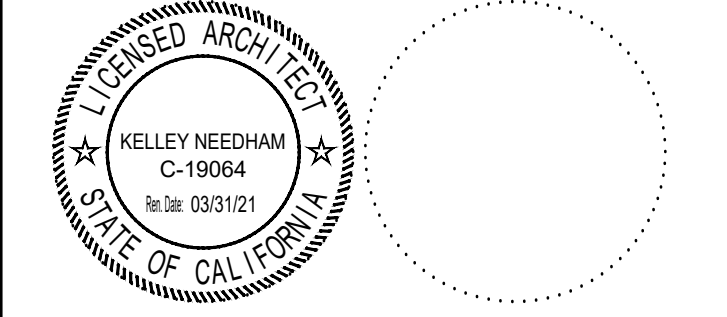
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| - | - | 22 | - | - | 18 | - | - | 14 |
| - | - | 23 | - | - | 19 | - | - | 15 |
| - | - | 24 | - | - | 20 | REFERENCE NOTES | 16 | ROOF NOTES |
| - | - | | - | | | | 12 | MATERIAL LEGEND |
| - | - | | - | | | | | 4 |



ROOF PLAN 1/8" = 1'-0" 3

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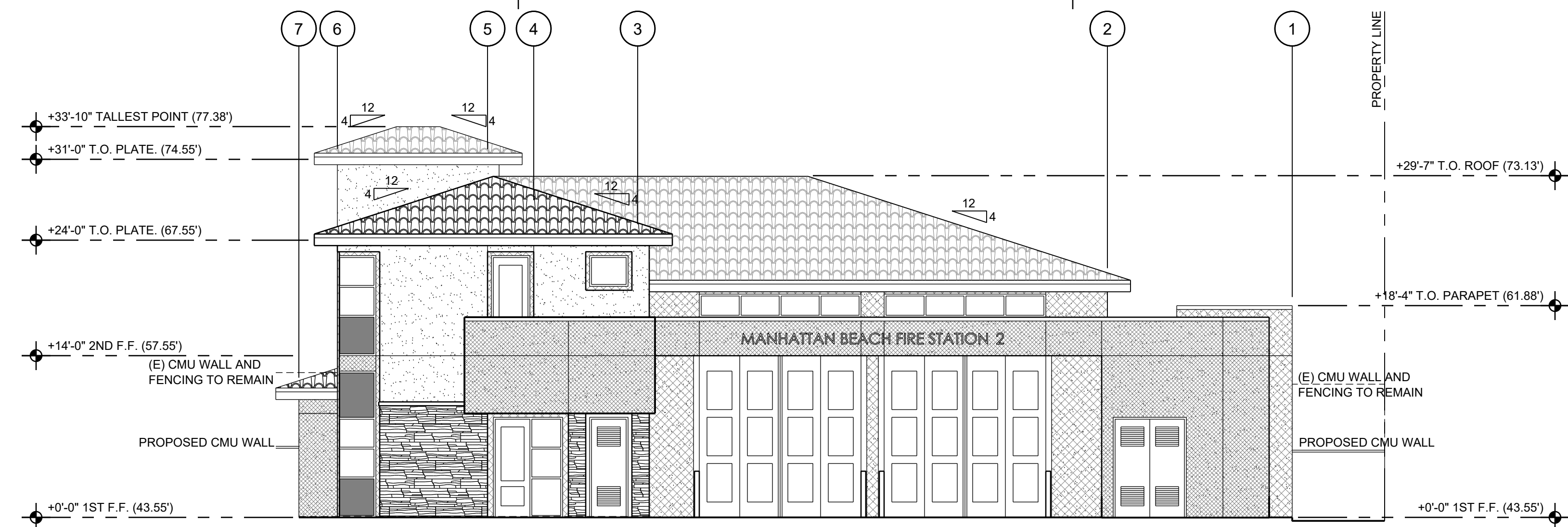
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 DATE: 07/25/2019 SCALE: AS NOTED
 PROJECT NUMBER: 1813300

ROOF PLAN

DRAWING NUMBER: **A2.3**



NORTH ELEVATION

1/8" = 1'-0"

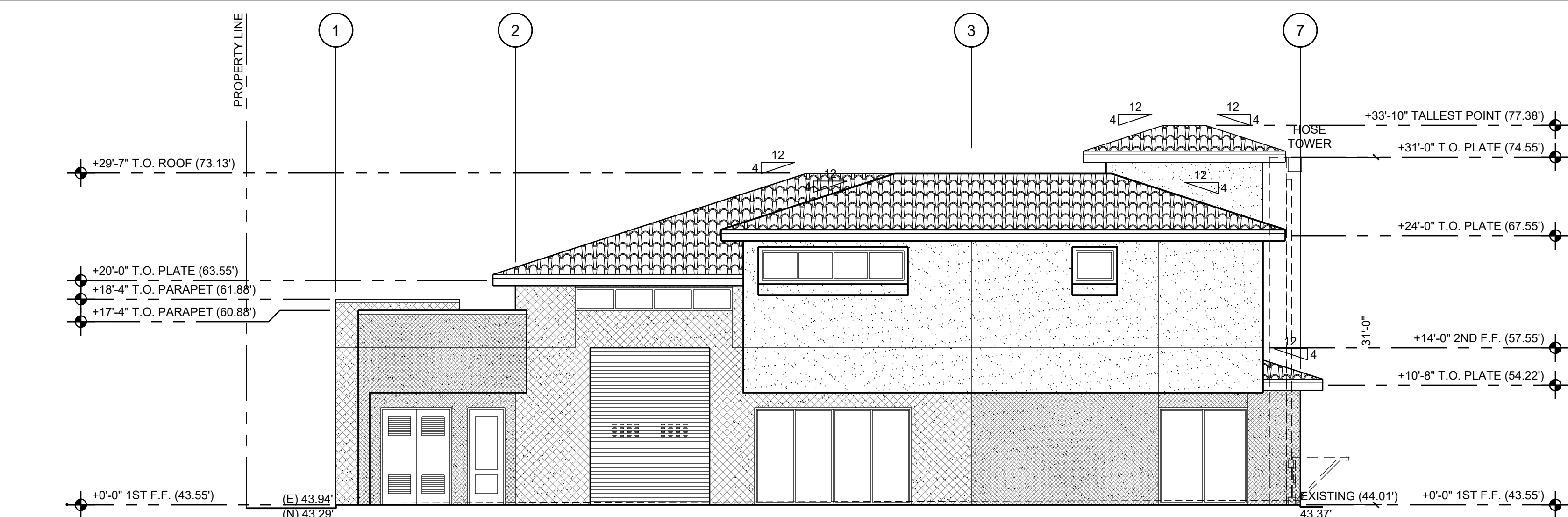
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EAST ELEVATION

1/8" = 1'-0"

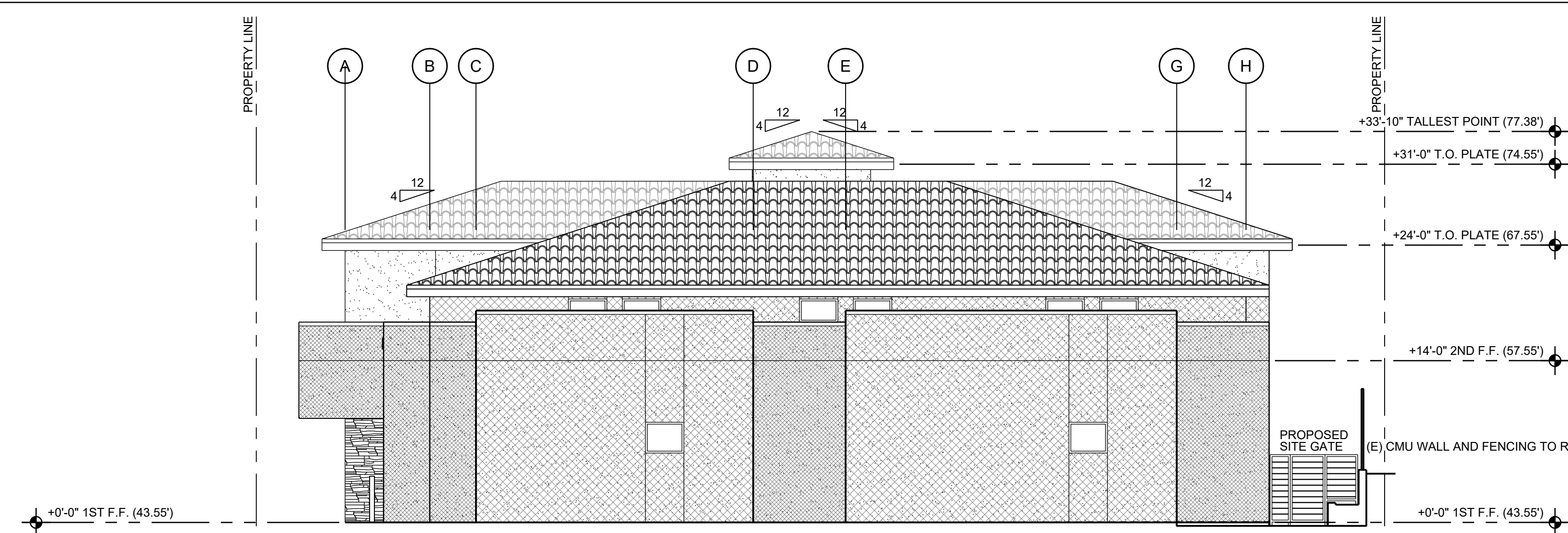
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SOUTH ELEVATION

1/8" = 1'-0"

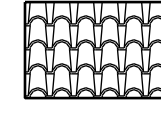
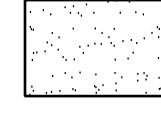
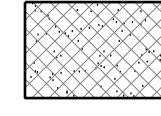
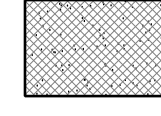

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WEST ELEVATION

1/8" = 1'-0"

8

-  CONCRETE TILE ROOFING
EAGLE ROOFING PRODUCTS
CLASS A ROOFING
-  EXTERIOR PLASTER - COLOR 1 (LIGHT BEIGE)
-  EXTERIOR PLASTER - COLOR 2 (LIGHT BROWN)
-  EXTERIOR PLASTER - COLOR 3 (BROWN)
-  STONE VENEER - STACKED STONE

SECONDARY HEIGHT COMPLIANCE CALCULATION

| (1) | (2) | (3) | (4) | (5) | (6) |
|--------|------|------|------|-----|-------|
| 41.27' | 44.7 | 51.0 | 47.7 | 30 | 76.17 |

* AVG. OF TWO SPOT ELEVATIONS AT THE RADIUS CORNER (40.90 + 41.64) / 2 = 41.27'

NOTE:
PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

MATERIAL LEGEND

2

REFERENCE NOTES

4

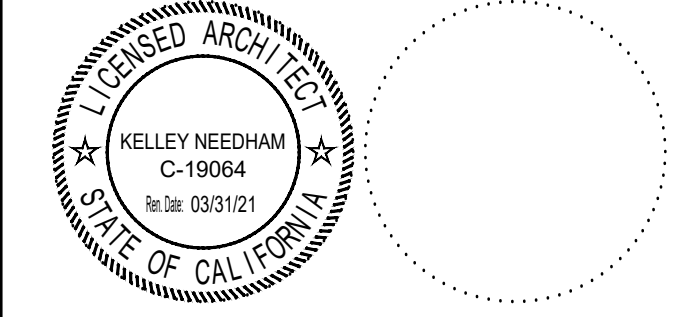
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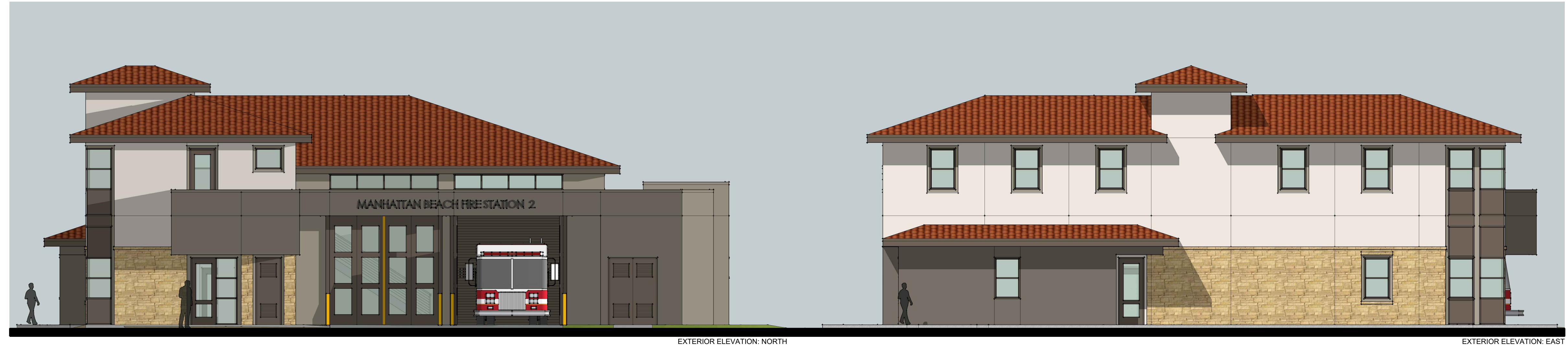
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EXTERIOR ELEVATIONS

DRAWING NUMBER: **A3.1**

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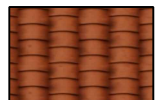




EXTERIOR ELEVATION: NORTH

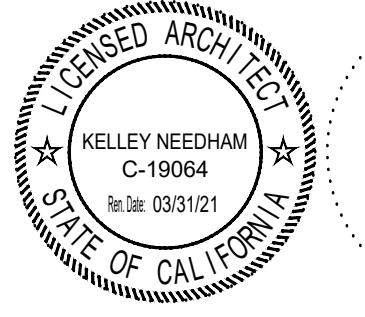
EXTERIOR ELEVATION: EAST



EXTERIOR ELEVATION: SOUTH

EXTERIOR ELEVATION: WEST

-  CONCRETE TILE ROOFING: SPANISH TILE
-  EXTERIOR PLASTER COLOR 1: LIGHT BEIGE
-  EXTERIOR PLASTER COLOR 2: LIGHT BROWN
-  EXTERIOR PLASTER COLOR 3: BROWN
-  STONE VENEER: STACKED STONE



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EXTERIOR ELEVATIONS (COLOR)

DRAWING NUMBER: **A3.2**



PERSPECTIVE VIEW: NORTHWEST



PERSPECTIVE VIEW: NORTHEAST



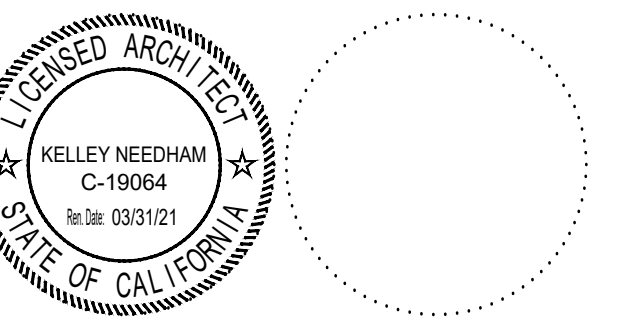
PERSPECTIVE VIEW: SOUTHEAST



PERSPECTIVE VIEW: SOUTHWEST



PERSPECTIVE VIEW: NORTH ELEVATION (FRONT VIEW)



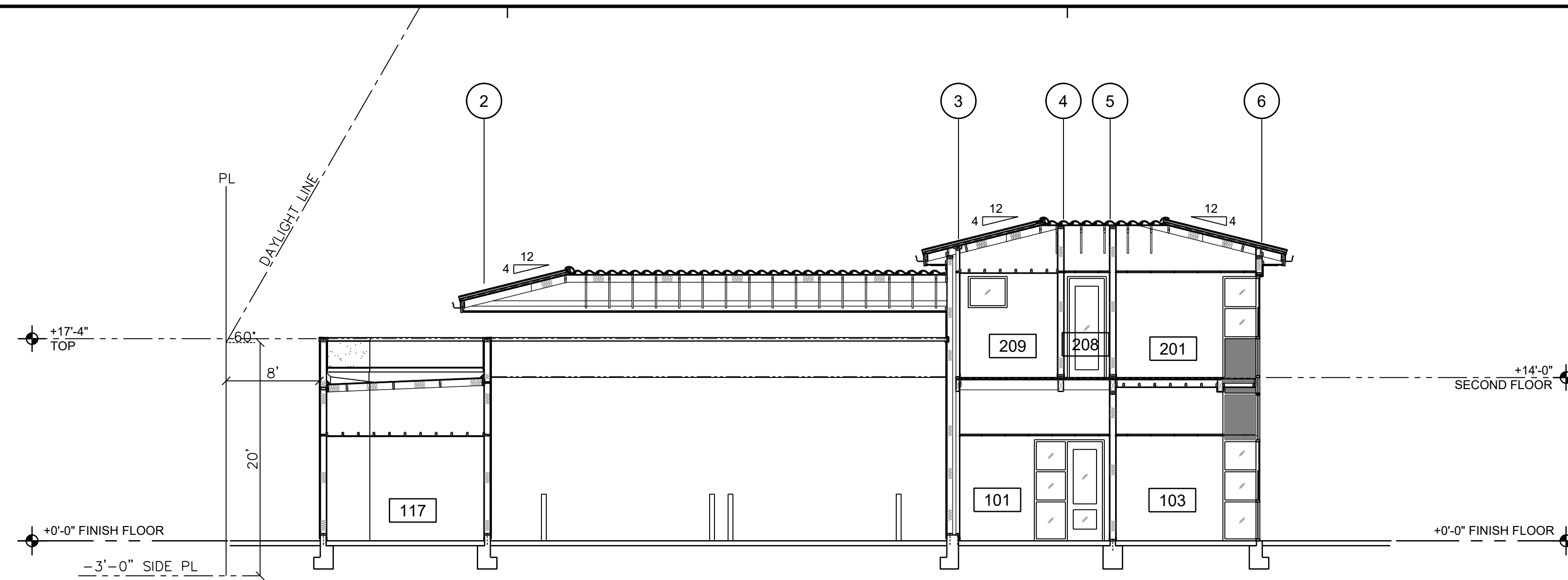
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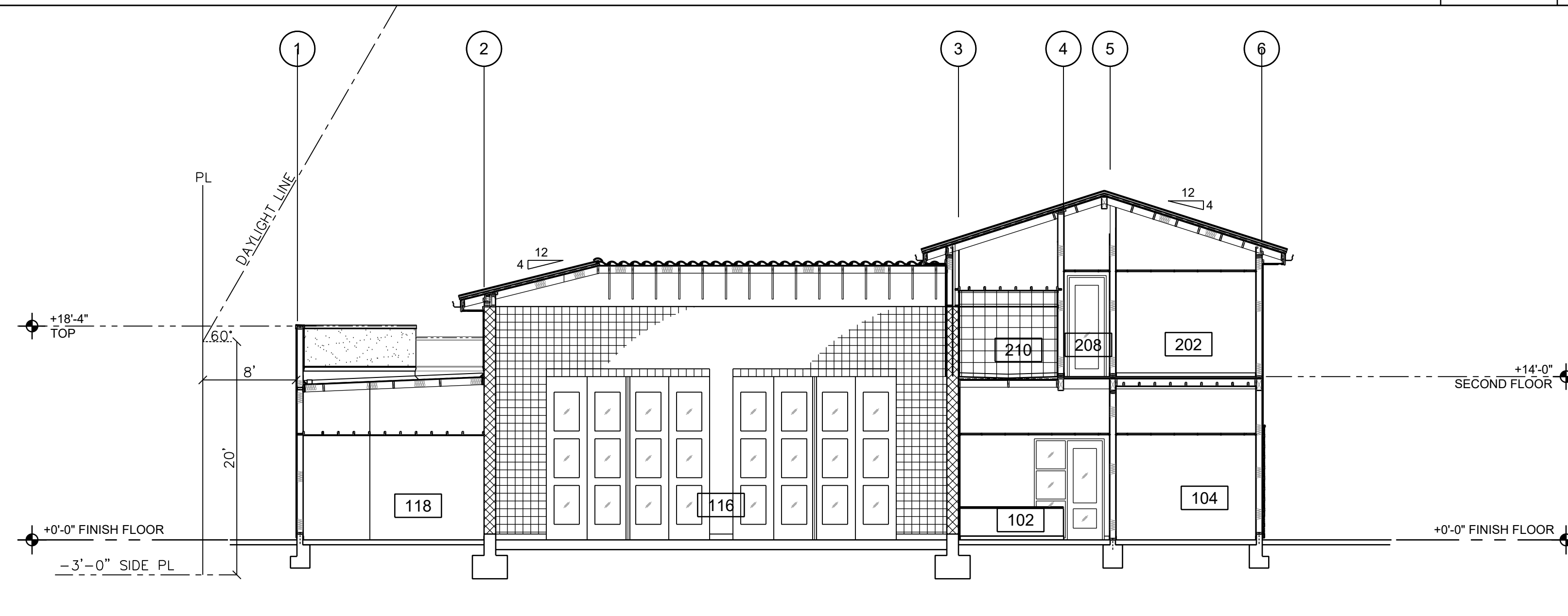
EXTERIOR PERSPECTIVE VIEWS

DRAWING NUMBER: **A3.3**



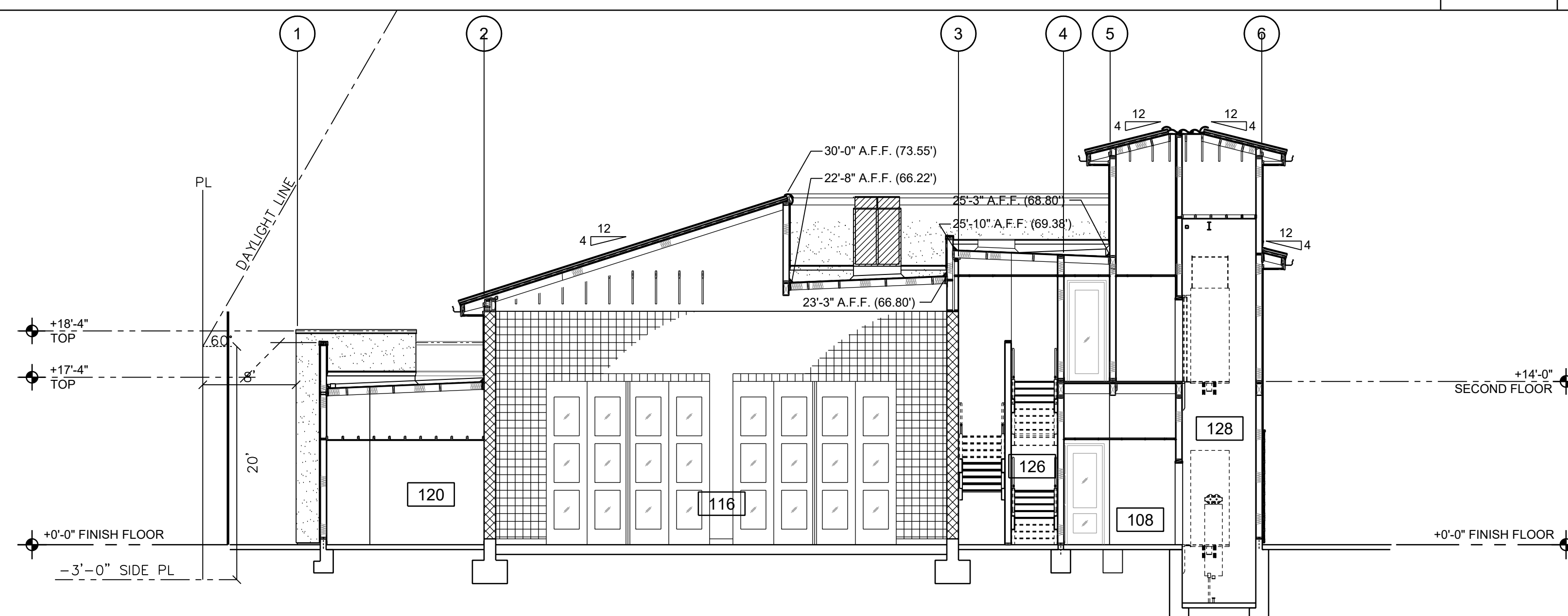
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| | CONCRETE TILE ROOFING EAGLE ROOFING PRODUCTS CLASS A ROOFING |
| | EXTERIOR PLASTER - COLOR 1 (LIGHT BEIGE) |
| | EXTERIOR PLASTER - COLOR 2 (LIGHT BROWN) |
| | EXTERIOR PLASTER - COLOR 3 (BROWN) |

BUILDING SECTION 1/8" = 1'-0" 5 MATERIAL LEGEND 1

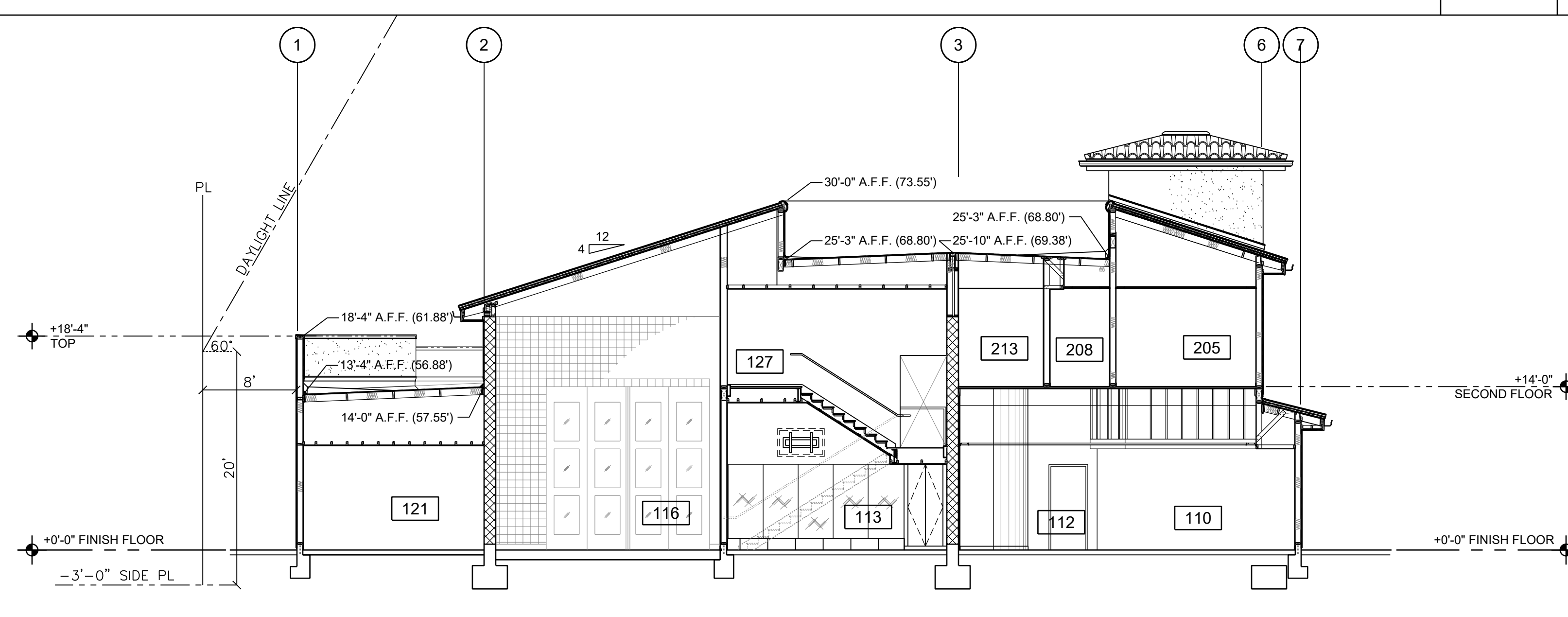


| ROOM # | ROOM NAME | ROOM # | ROOM NAME |
|--------|---------------------|--------|------------------|
| 101 | LOBBY | 126 | STAIR 1 |
| 102 | CREW WORKSTATIONS | 127 | STAIR 2 |
| 103 | CAPTAIN'S OFFICE | 128 | ELEVATOR |
| 104 | SPARE OFFICE | | |
| 105 | DATA ROOM | | |
| 106 | ACCESSIBLE RESTROOM | 201 | CREW DORMITORY 1 |
| 107 | STAFF RESTROOM | 202 | CREW DORMITORY 2 |
| 108 | HALLWAY | 203 | CREW DORMITORY 3 |
| 109 | HALLWAY | 204 | CREW DORMITORY 4 |
| 110 | KITCHEN | 205 | CREW DORMITORY 5 |
| 111 | DINING ROOM | 206 | CREW DORMITORY 6 |
| 112 | DAY ROOM | 207 | STORAGE |
| 113 | EXERCISE ROOM | 208 | HALLWAY |
| 114 | VESTIBULE | 209 | STORAGE |
| 115 | JANITORIAL | 210 | CREW BATHROOM 1 |
| 116 | APPARATUS ROOM | 211 | CREW BATHROOM 2 |
| 117 | ELECTRICAL ROOM | 212 | CREW BATHROOM 3 |
| 118 | TURN-OUT LOCKER RM. | 213 | SLIDE POLE |
| 119 | LAUNDRY ROOM | 214 | LAUNDRY ROOM |
| 120 | MEDICAL STORAGE | 215 | STORAGE |
| 121 | STORAGE | 216 | BALCONY |
| 122 | WORKSHOP | | |
| 123 | VESTIBULE | | |
| 124 | COMPRESSOR ROOM | | |
| 125 | FIRE RISER ROOM | | |

BUILDING SECTION 1/8" = 1'-0" 6 ROOM LEGEND 2



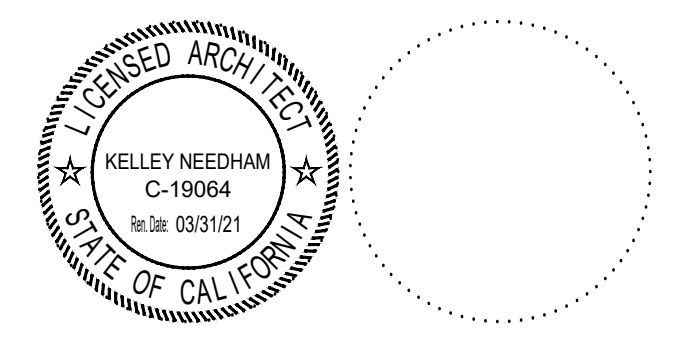
BUILDING SECTION 1/8" = 1'-0" 7



BUILDING SECTION 1/8" = 1'-0" 8 REFERENCE NOTES 4

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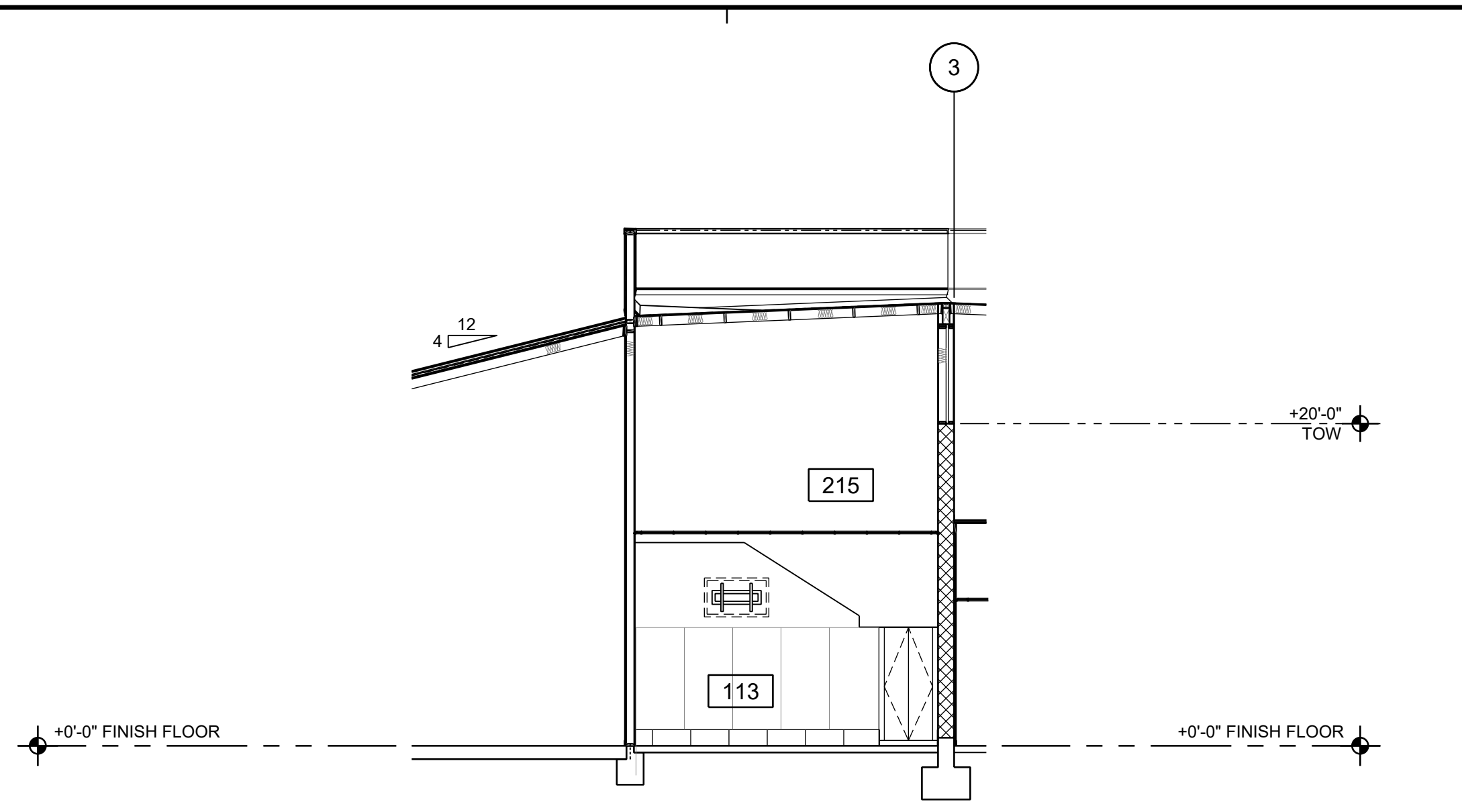
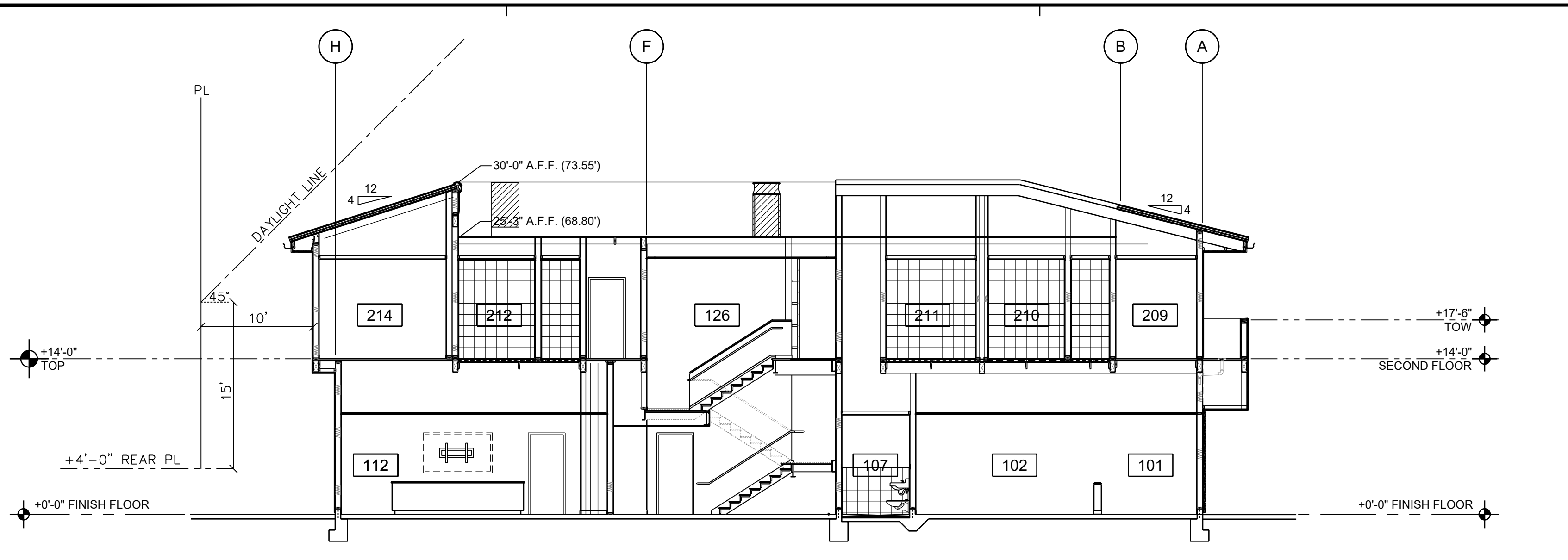
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BUILDING SECTIONS

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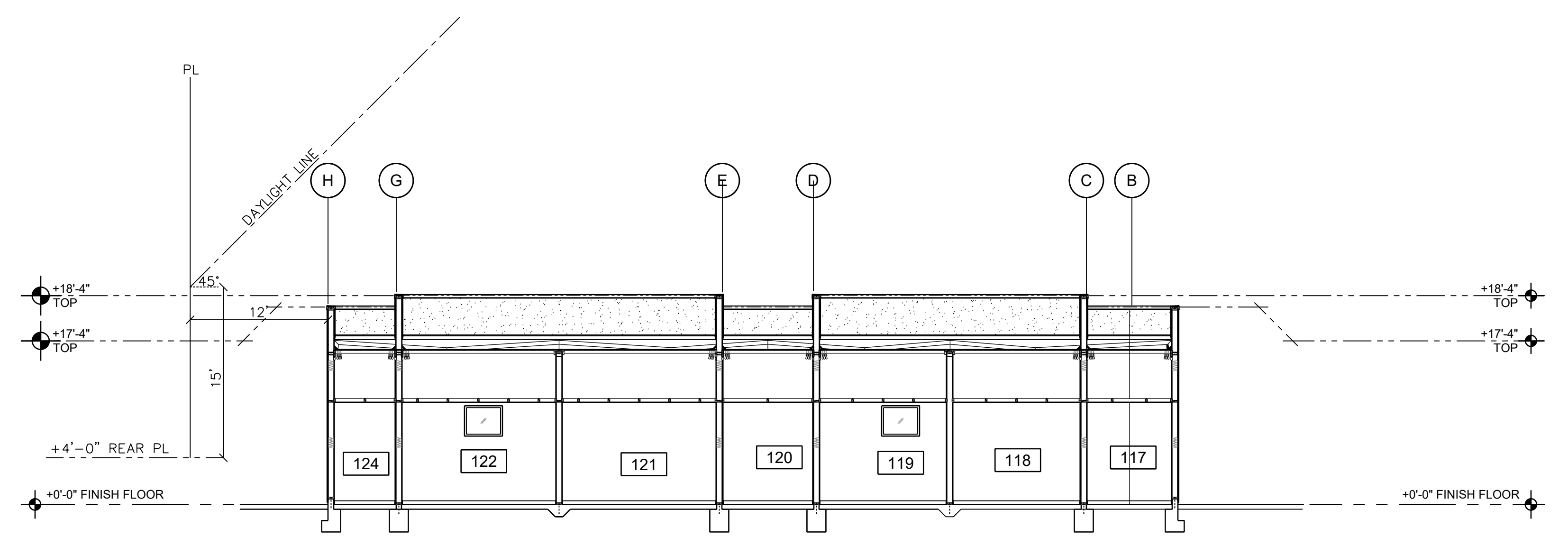


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| | CONCRETE TILE ROOFING EAGLE ROOFING PRODUCTS CLASS A ROOFING |
| | EXTERIOR PLASTER - COLOR 1 (LIGHT BEIGE) |
| | EXTERIOR PLASTER - COLOR 2 (LIGHT BROWN) |
| | EXTERIOR PLASTER - COLOR 3 (BROWN) |

BUILDING SECTION 1/8" = 1'-0" 13

BUILDING SECTION 1/8" = 1'-0" 5

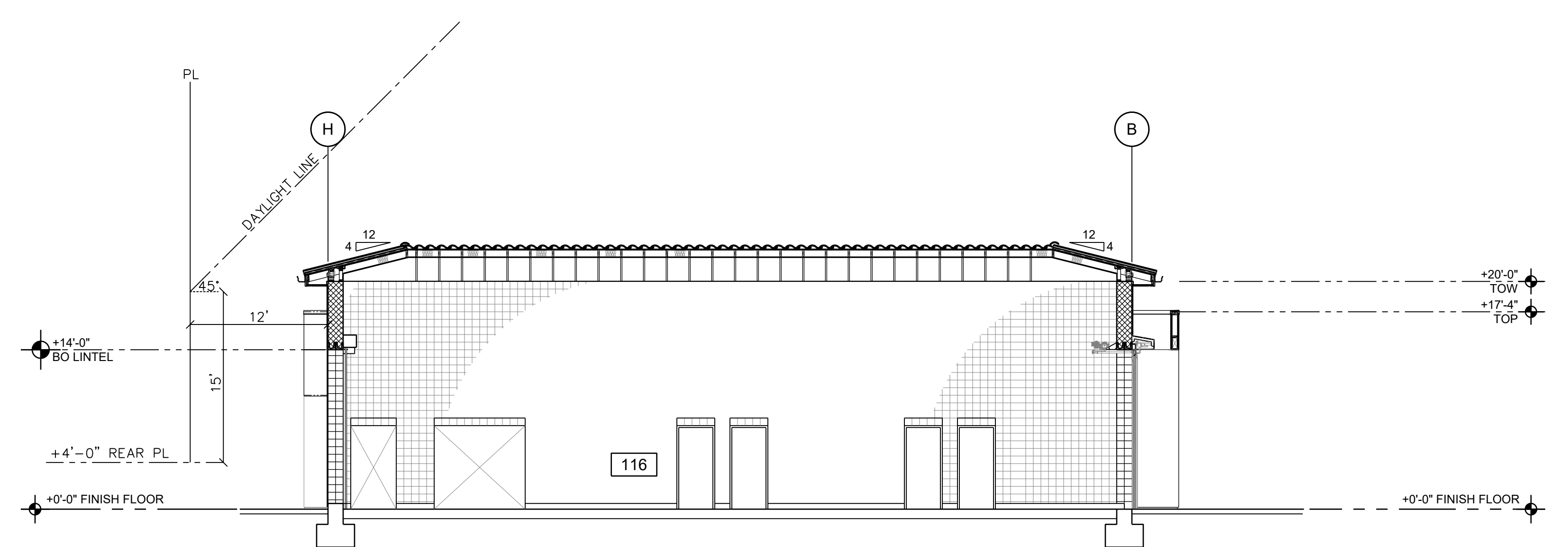
MATERIAL LEGEND 1



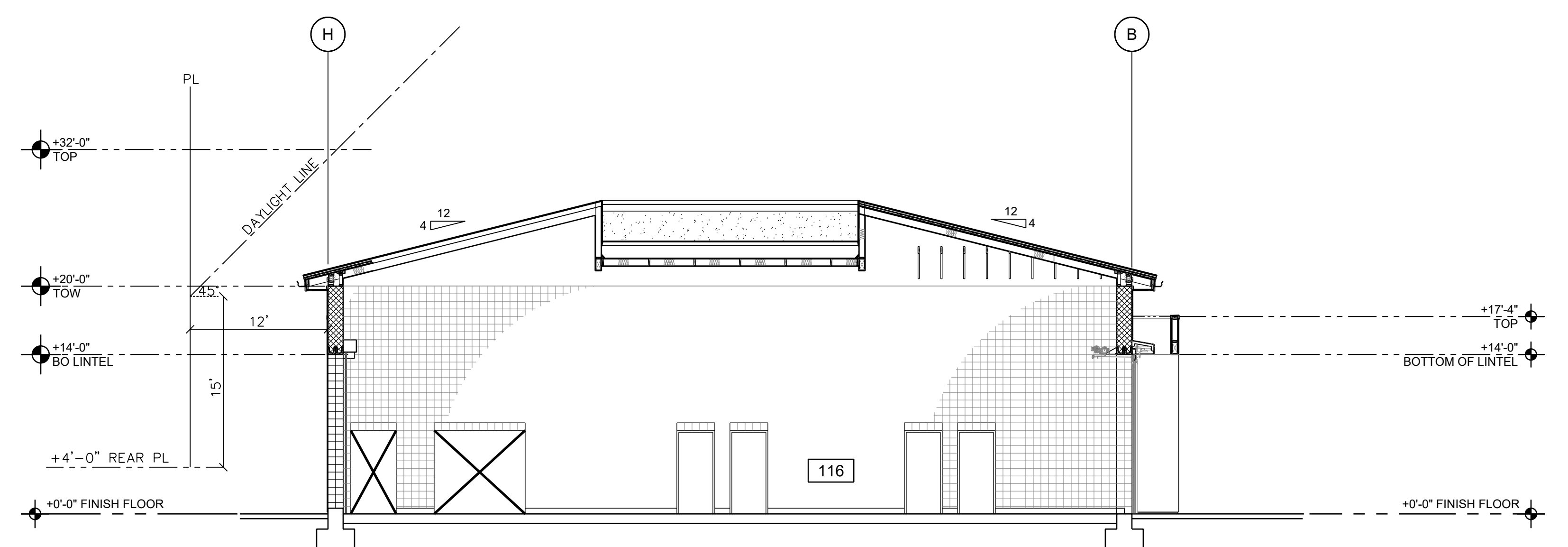
| ROOM # | ROOM NAME | ROOM # | ROOM NAME |
|--------|---------------------|--------|------------------|
| 101 | LOBBY | 126 | STAIR 1 |
| 102 | CREW WORKSTATIONS | 127 | STAIR 2 |
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| 109 | HALLWAY | 204 | CREW DORMITORY 4 |
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| 111 | DINING ROOM | 206 | CREW DORMITORY 6 |
| 112 | DAY ROOM | 207 | STORAGE |
| 113 | EXERCISE ROOM | 208 | HALLWAY |
| 114 | VESTIBULE | 209 | STORAGE |
| 115 | JANITORIAL | 210 | CREW BATHROOM 1 |
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| 121 | STORAGE | 216 | BALCONY |
| 122 | WORKSHOP | | |
| 123 | VESTIBULE | | |
| 124 | COMPRESSOR ROOM | | |
| 125 | FIRE RISER ROOM | | |

BUILDING SECTION 1/8" = 1'-0" 6

ROOM LEGEND 2



BUILDING SECTION 1/8" = 1'-0" 7



BUILDING SECTION 1/8" = 1'-0" 8

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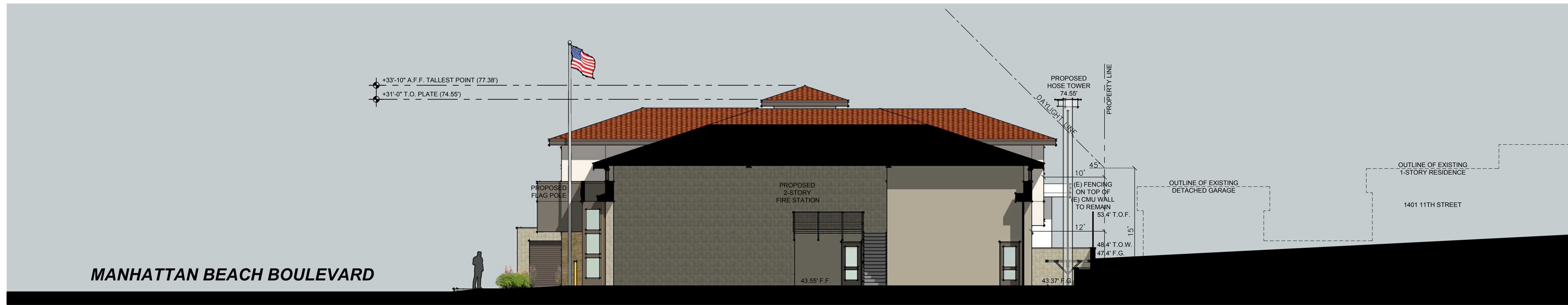
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BUILDING SECTIONS

DRAWING NUMBER: **A4.2**



SECTION VIEW A: EAST-WEST SECTION THROUGH APPARATUS BAY

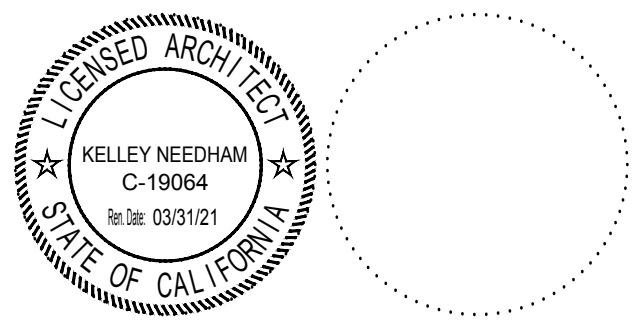


SECTION VIEW B: NORTH-SOUTH SECTION THROUGH APPARATUS BAY



SECTION VIEW C: NORTH-SOUTH SECTION THROUGH FIRE STATION

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 DATE: 07/25/2019 SCALE: AS NOTED
 PROJECT NUMBER: 1813300

SITE SECTION VIEWS

DRAWING NUMBER: **A4.3**