

A scenic coastal landscape featuring a rocky shoreline, waves, and a cliffside with palm trees under a clear sky. The foreground shows dark, wet rocks and shallow tide pools. The middle ground is dominated by a steep, reddish-brown cliffside with several tall palm trees and other greenery. The ocean is visible on the left, with white foam from waves crashing against the shore. The sky is a clear, pale blue.

Public Safety & Civic Services

A photograph of a paved walkway leading to a fenced area. The fence is made of vertical metal bars. In the background, there is a hillside with sparse vegetation and a building with a tiled roof. The text "Village Entrance & Civic Center" is overlaid in white on the image.

Village Entrance & Civic Center



PLAN EXISTING





EXCELLENCE IN PROJECT DELIVERY

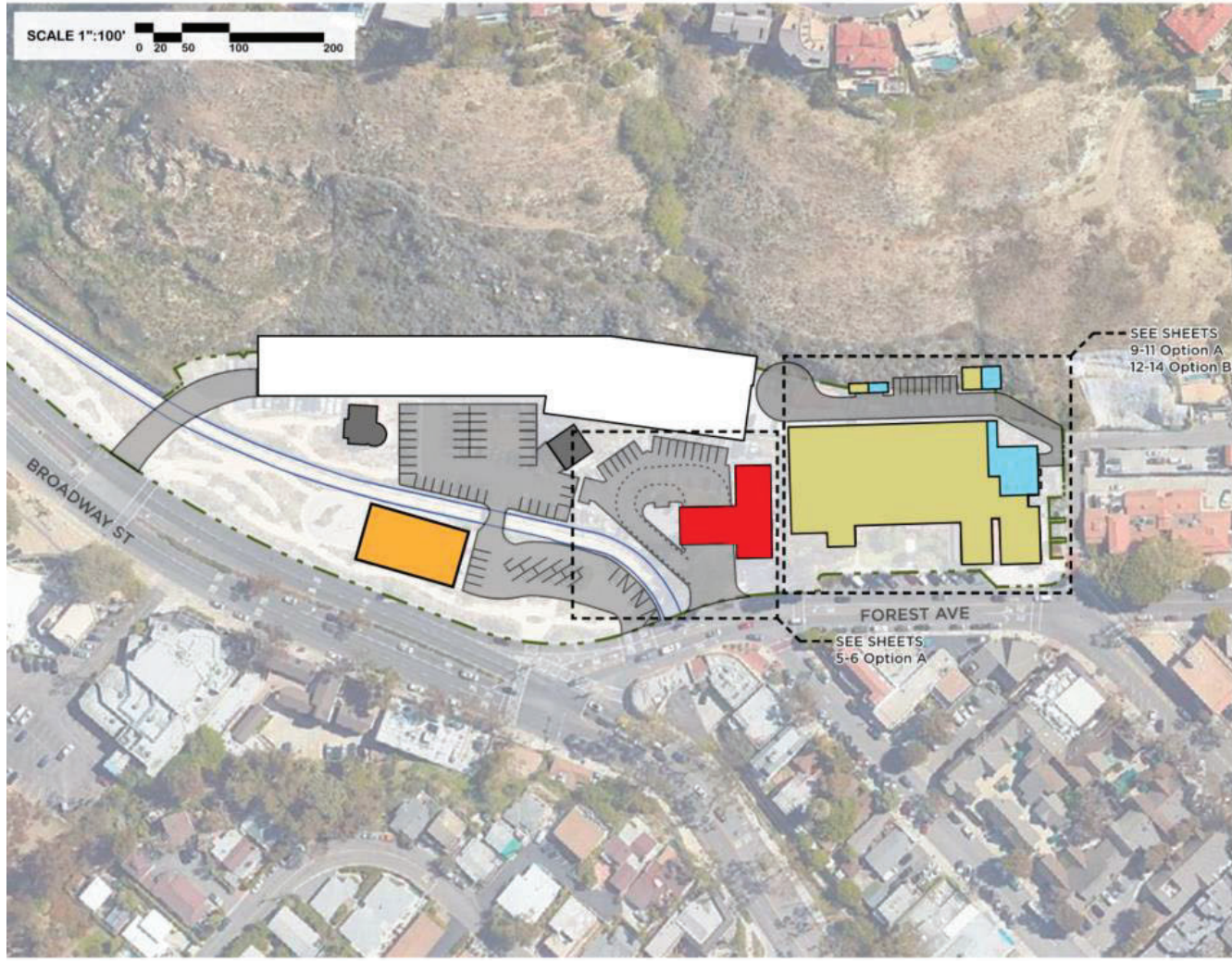


CITY OF LAGUNA BEACH FACILITIES MASTER PLAN

Village Entrance

LPA

PLAN OPTION - 1



LEGEND

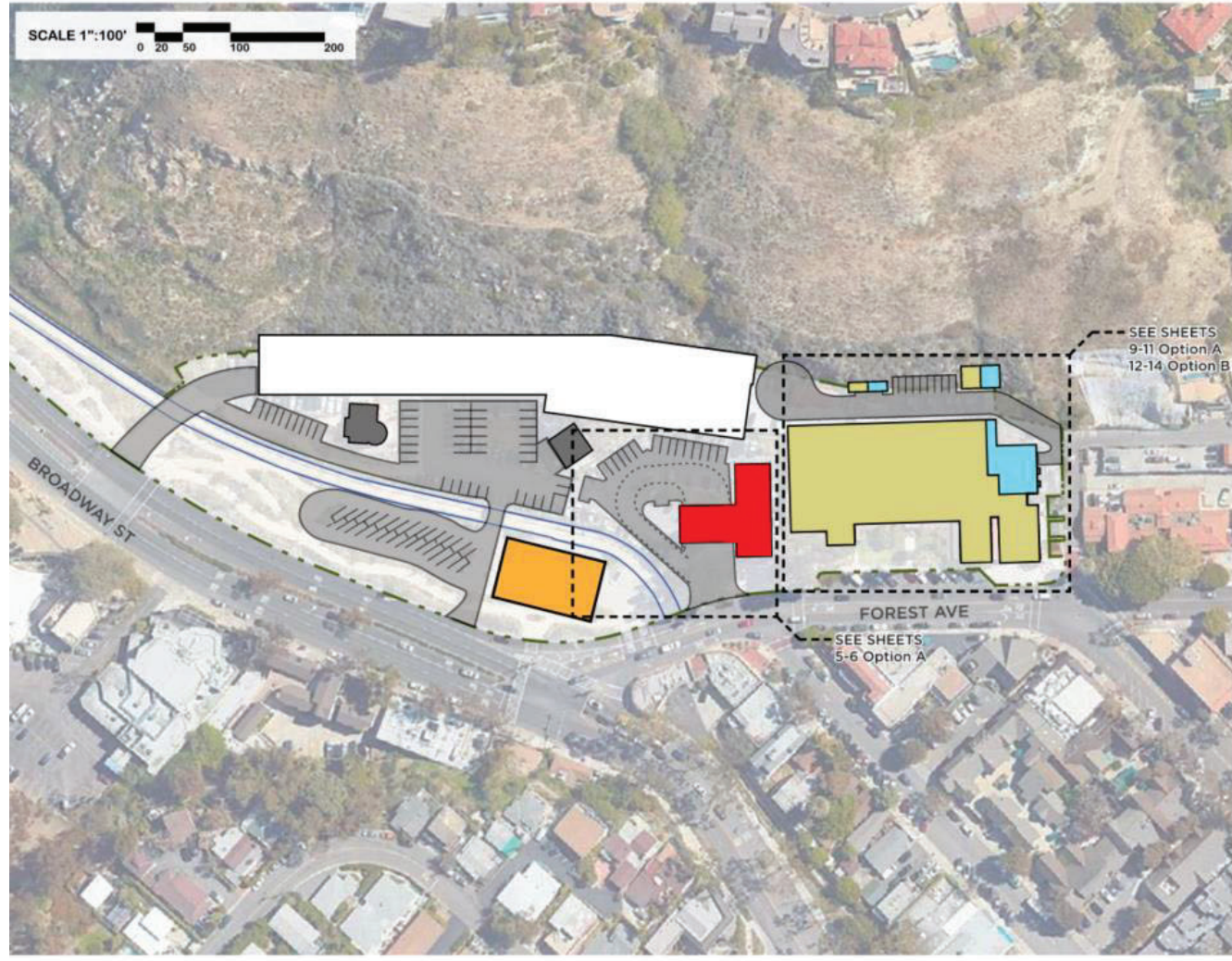
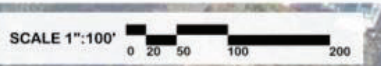
- Site Area
- Laguna Creek
- Existing Structures
- Parking Structure
- Fire Admin & Fire Station 1
- Police Department
- City Hall
- Proposed Building

TABULATIONS

City Hall/Police Department	
• CH Program area	38,575 SF
• CH Provided area	38,672 SF
• PD Program area	29,873 SF
• PD Provided area	27,019 SF
• Provided secure parking	9
• Provided visitor parking	19
Fire Station #1	
• Program area	11,670 SF
• Provided area	11,670 SF
• Provided secure parking	15
• Provided visitor parking	0
Proposed Building	
• Provided area	6,340 SF
• Provided parking	77



PLAN OPTION - 2



SEE SHEETS 9-11 Option A 12-14 Option B

SEE SHEETS 5-6 Option A

LEGEND

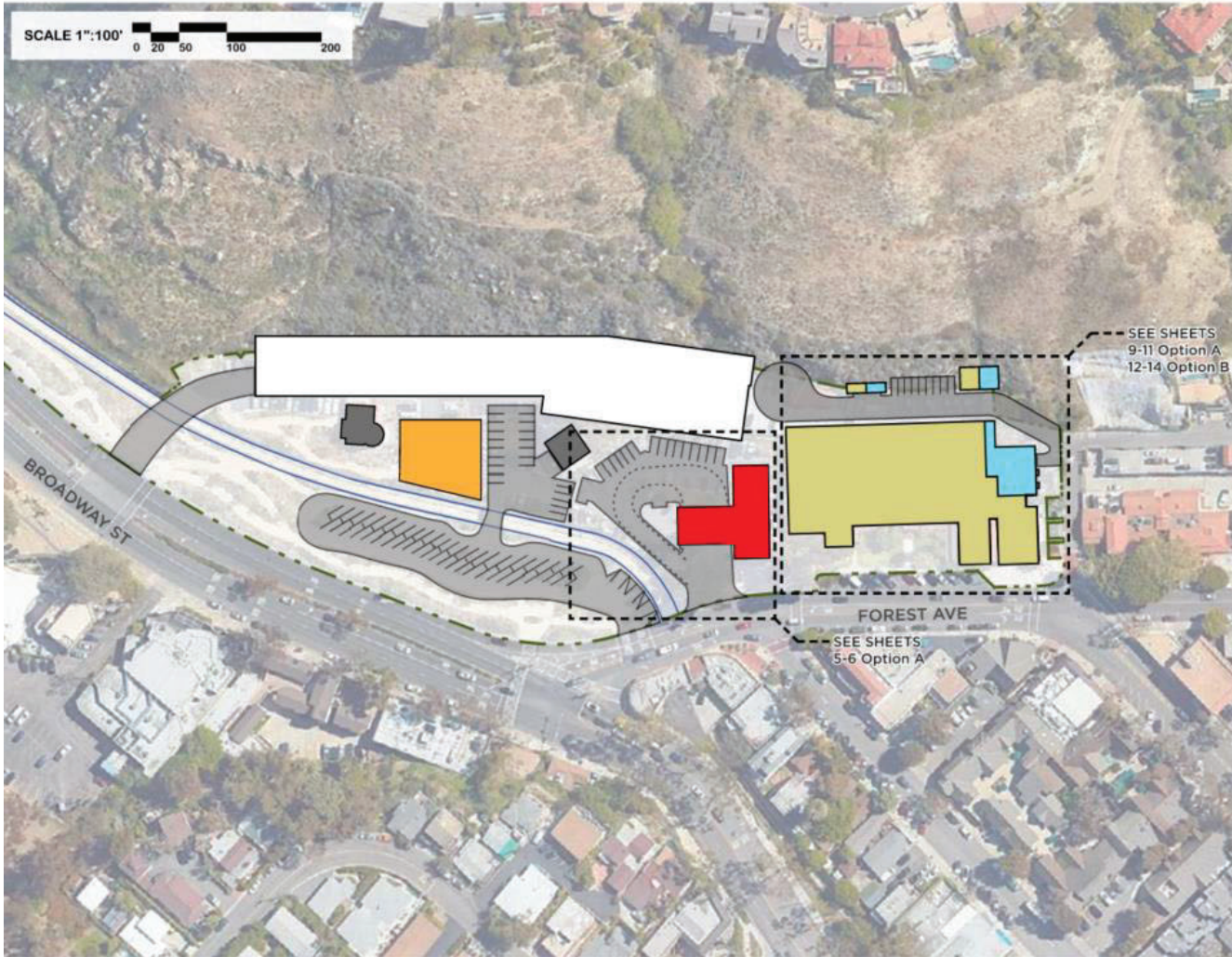
- Site Area
- Laguna Creek
- Existing Structures
- Parking Structure
- Fire Admin & Fire Station 1
- Police Department
- City Hall
- Proposed Building

TABULATIONS

City Hall/Police Department	
• CH Program area	38,575 SF
• CH Provided area	38,672 SF
• PD Program area	29,873 SF
• PD Provided area	27,019 SF
• Provided secure parking	9
• Provided visitor parking	19
Fire Station #1	
• Program area	11,670 SF
• Provided area	11,670 SF
• Provided secure parking	15
• Provided visitor parking	0
Proposed Building	
• Provided area	6,340 SF
• Provided parking	92



PLAN OPTION - 3



LEGEND

- Site Area
- Laguna Creek
- Existing Structures
- Parking Structure
- Fire Admin & Fire Station 1
- Police Department
- City Hall
- Proposed Building

TABULATIONS

- City Hall/Police Department**
- CH Program area 38,575 SF
 - CH Provided area 38,672 SF
 - PD Program area 29,873 SF
 - PD Provided area 27,019 SF
 - Provided secure parking 164
 - Provided visitor parking 138
- Fire Station #1**
- Program area 11,670 SF
 - Provided area 11,670 SF
 - Provided secure parking 15
 - Provided visitor parking 0
- Proposed Building**
- Provided area 6,400 SF
 - Provided parking 89

City Hall

CITY HALL





City Hall

Key Concepts

- 26% growth in staff for future needs
- 282 SF/pp for future need
- Integrates PW Admin
- EOC Remains within

CITY HALL	EXISTING	CURRENT NEED	FUTURE NEED
	SF	SF	SF
Building Areas			
City Council	2,083	2,553	2,576
City Manager's Office	1,347	2,365	3,060
City Treasurer	121	305	305
City Clerk	568	599	644
Finance	1,553	1,743	1,833
Information Technology	1,175	1,810	2,895
Community Development	4,760	5,550	5,915
Human Resources & Risk	1,086	1,729	1,809
Transit & Community Svcs.	1,212	1,149	1,344
PW-Engineering & Admin	1,882	2,310	2,317
Shared Support Spaces	5,234	7,170	8,164
Net to Gross SF	4,231	6,820	7,715
TOTAL BUILDING GROSS SF	25,252	34,102	38,575
Exterior Components	2,640	2,720	2,900



Police Department

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Police Department

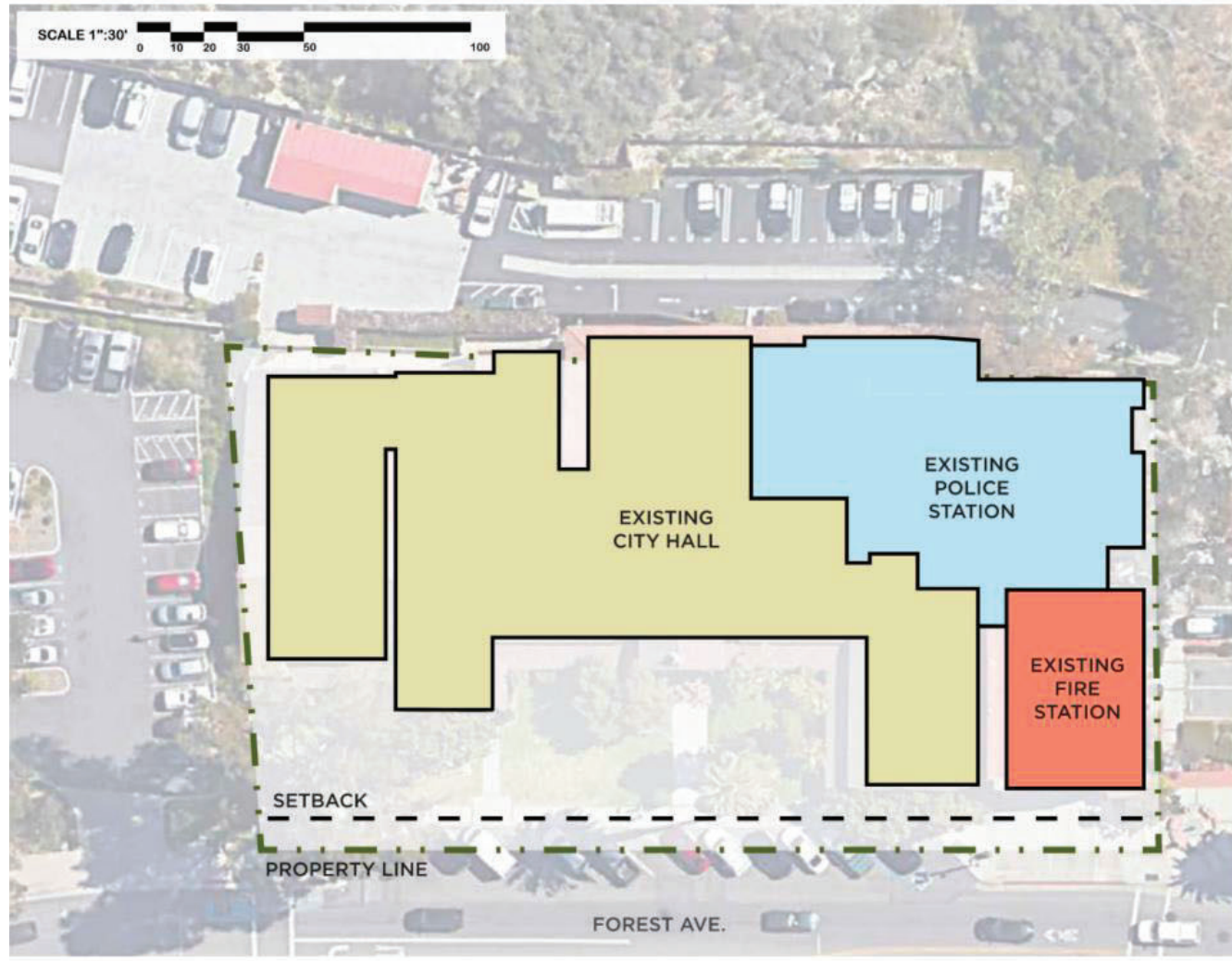
Key Concepts

- 10% growth in staff for future needs
- Right size station to industry standards w/ appropriate security provisions
- Provides equitable amenities to staff
- Supports Dept Operations Center (DOC)

POLICE DEPARTMENT	EXISTING	FIXING DEFICIENCIES	FUTURE NEED
	SF	SF	SF
Building Areas			
Office of the Chief	1,802	2,110	2,260
Patrol	1,648	3,498	3,498
Investigations	1,059	1,450	1,610
Parking Svs./Accident Investig.	196	330	330
NET/SET	117	310	310
Support Administration	276	740	740
Property & Evidence	1,536	2,319	2,319
Records	362	558	558
Dispatch	452	931	1,219
Jailing	1,490	1,834	1,954
Information Technology	293	330	368
Common Areas	2,256	6,028	6,618
Net to Gross SF	1,360	5,128	5,466
TOTAL BUILDING GROSS SF	12,845	25,642	27,330
Exterior Components	394	2,250	2,281



PLAN EXISTING



LEGEND

- Site Area
- Setbacks
- City Hall program
- PD program
- FS #1 program

TABULATIONS

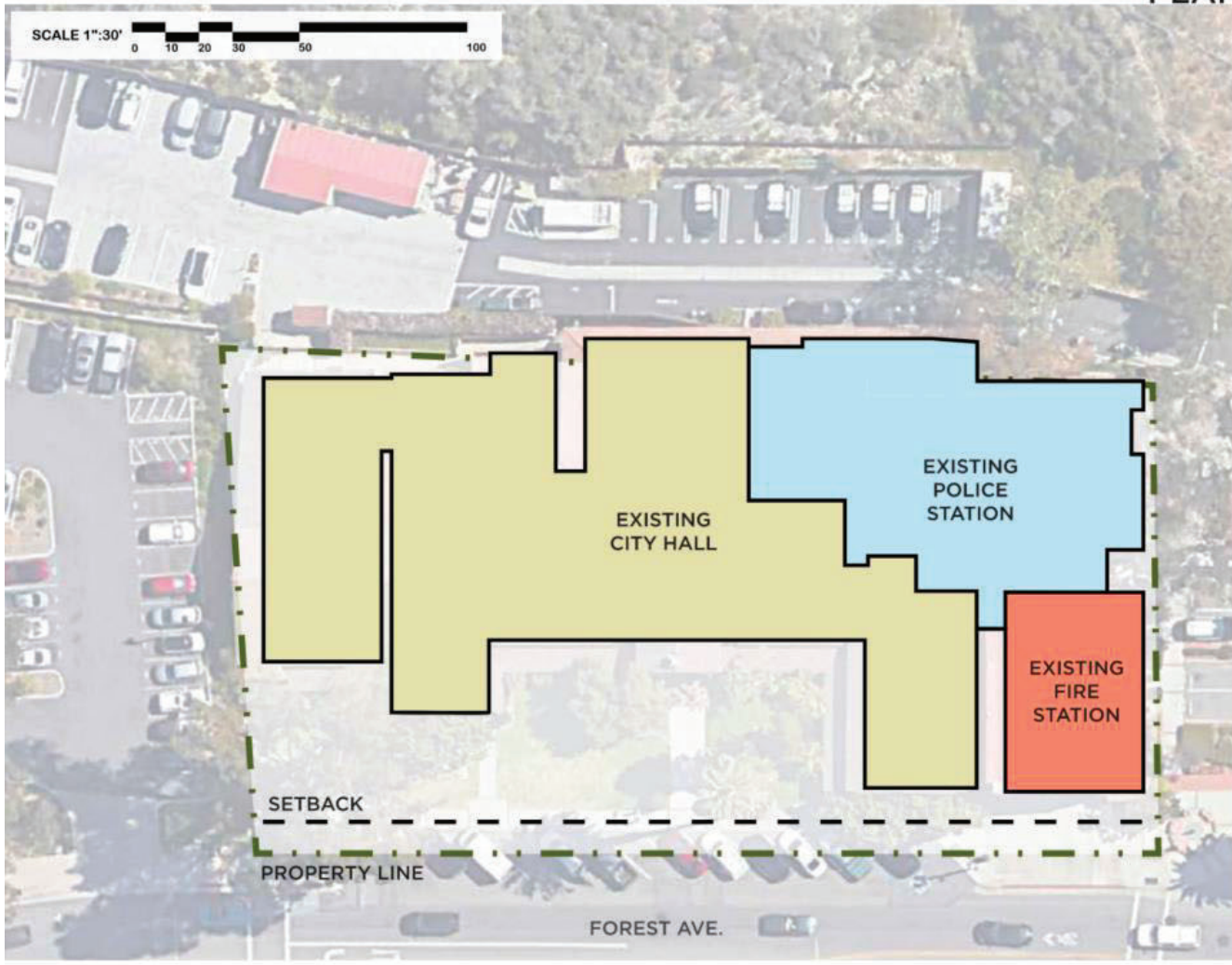
• City Hall	25,252 SF
• Police Dept	12,845 SF
• Fire Station 1	6,516 SF

NOTES

- Expansion to building requires deviations from the municipal code that may require variances. Expansion extends beyond site property line
- Realignment of access drive and retain additional site area to allow room for expansion and provide access to secure site area
- Front of existing building and facade to remain
- Demolish back half of building and build new (basement level, 1st floor and 2nd floor)
- CH program includes EOC. The EOC referenced in Fire, if desired to move, would result in a reduced program for CH at an estimate of 1k GSF smaller for City Hall


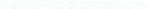





PLAN EXISTING (CONT.)



SCALE 1"=30'
0 10 20 30 50 100

LEGEND

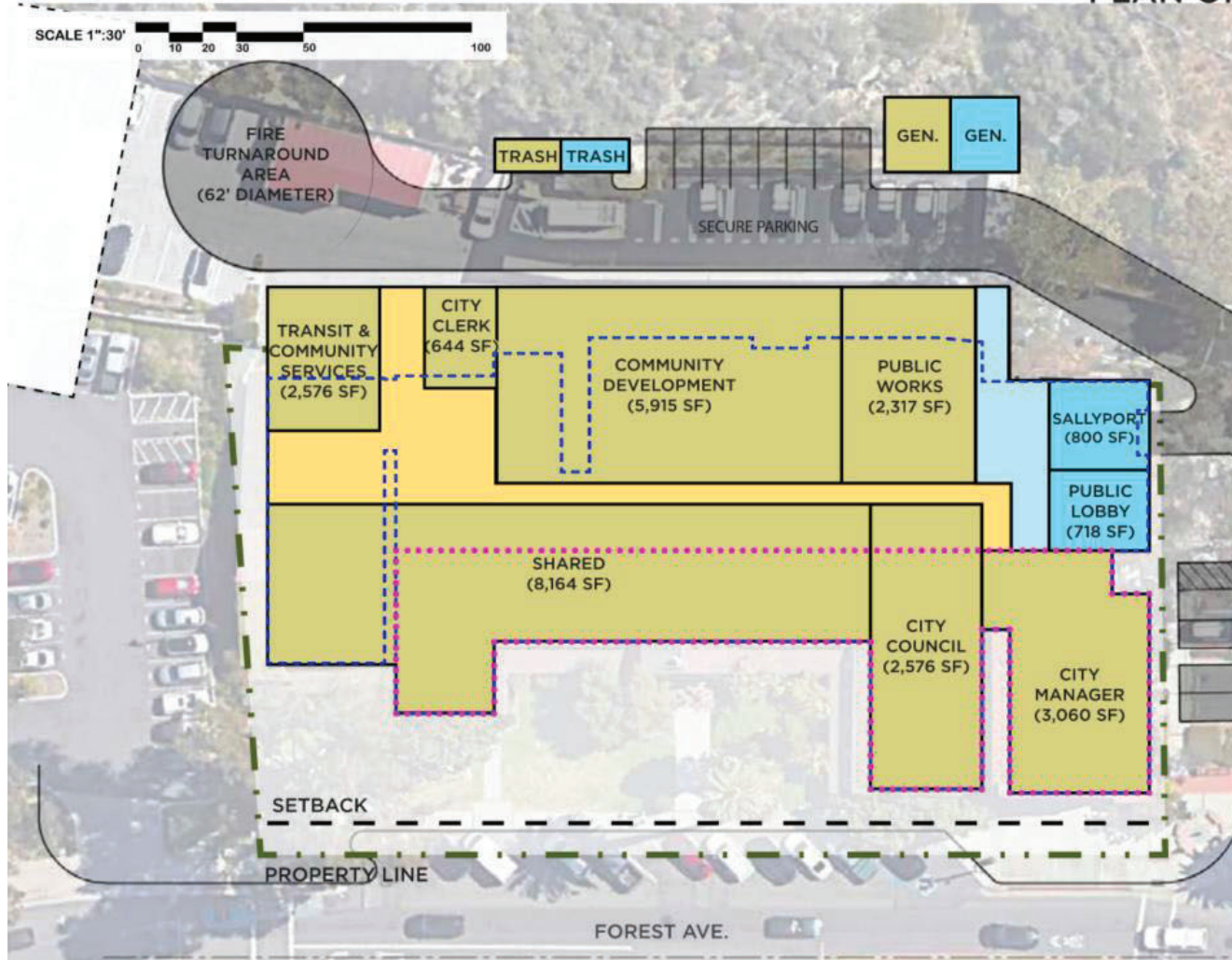
-  Site Area
-  Setbacks
-  City Hall program
-  PD program
-  FS #1 program

NOTES

- Zoning analysis was not developed for this site. The following exhibit was created to show extents of space needed to meet programmatic requirements.



PLAN OPTION - A (LEVEL-1)



LEGEND

- Site Area
- Setbacks
- Line of existing building footprint
- Extent of existing building and facade to remain
- C.H. program
- C.H. circulation
- Police program
- Police circulation

TABULATIONS

City Hall

- Program area: 38,575 SF
- Provided area: 38,672 SF
- 1st level: 27,760 SF

Police Department

- Program area: 29,873 SF
- Provided area: 27,019 SF
- 1st level: 2,700 SF

Net Gain: 21,078 SF

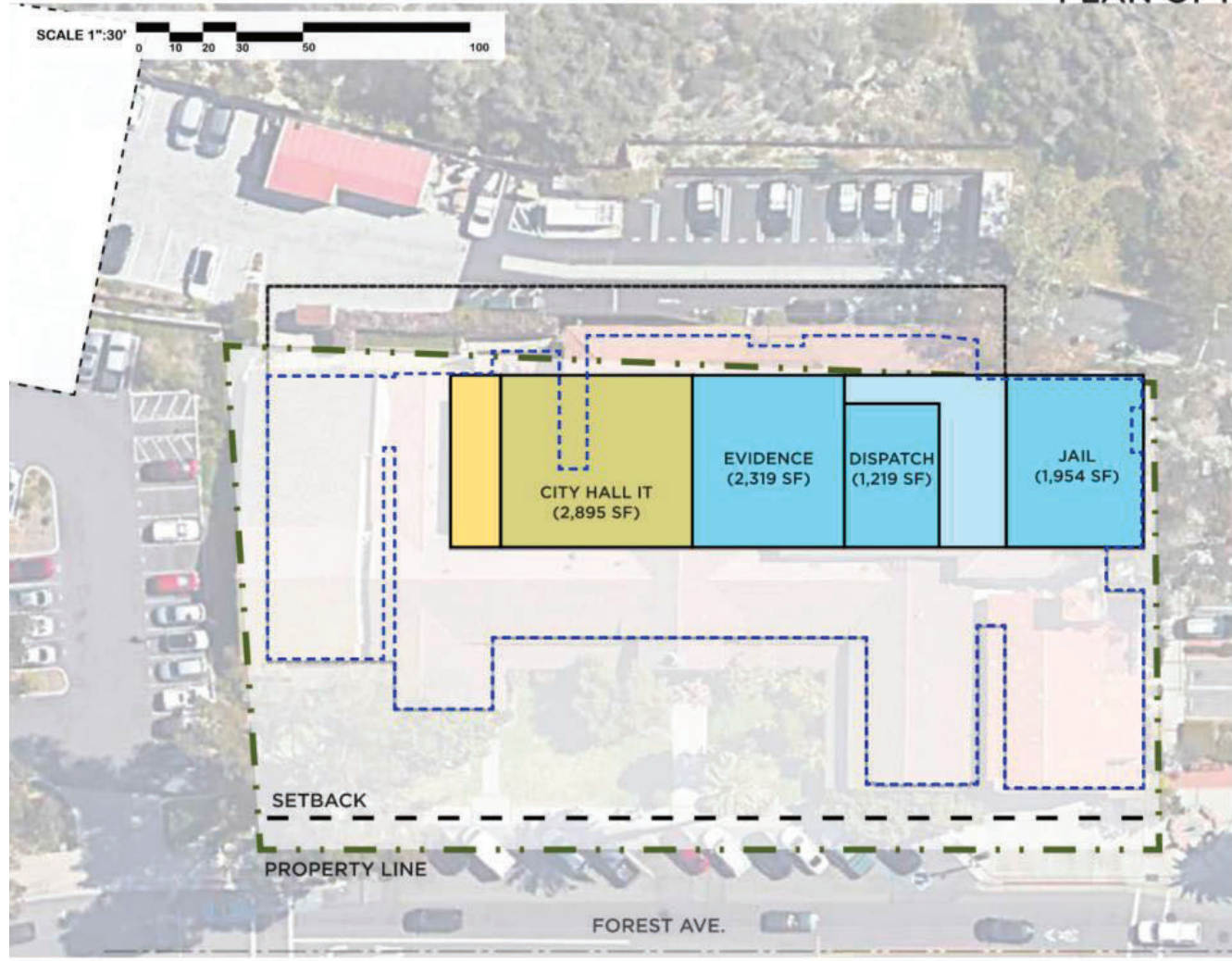
Parking provided on-site

- Program staff: 164
- Provided staff: 9
- Program visitor: 138
- Provided visitor: 19
- Remaining program parking to be provided in future structure





PLAN OPTION - A (LEVEL-B1)



LEGEND

- Site Area
- Setbacks
- Line of existing building footprint
- Extent of existing building and facade to remain
- C.H. program
- C.H. circulation
- Police program
- Police circulation

TABULATIONS

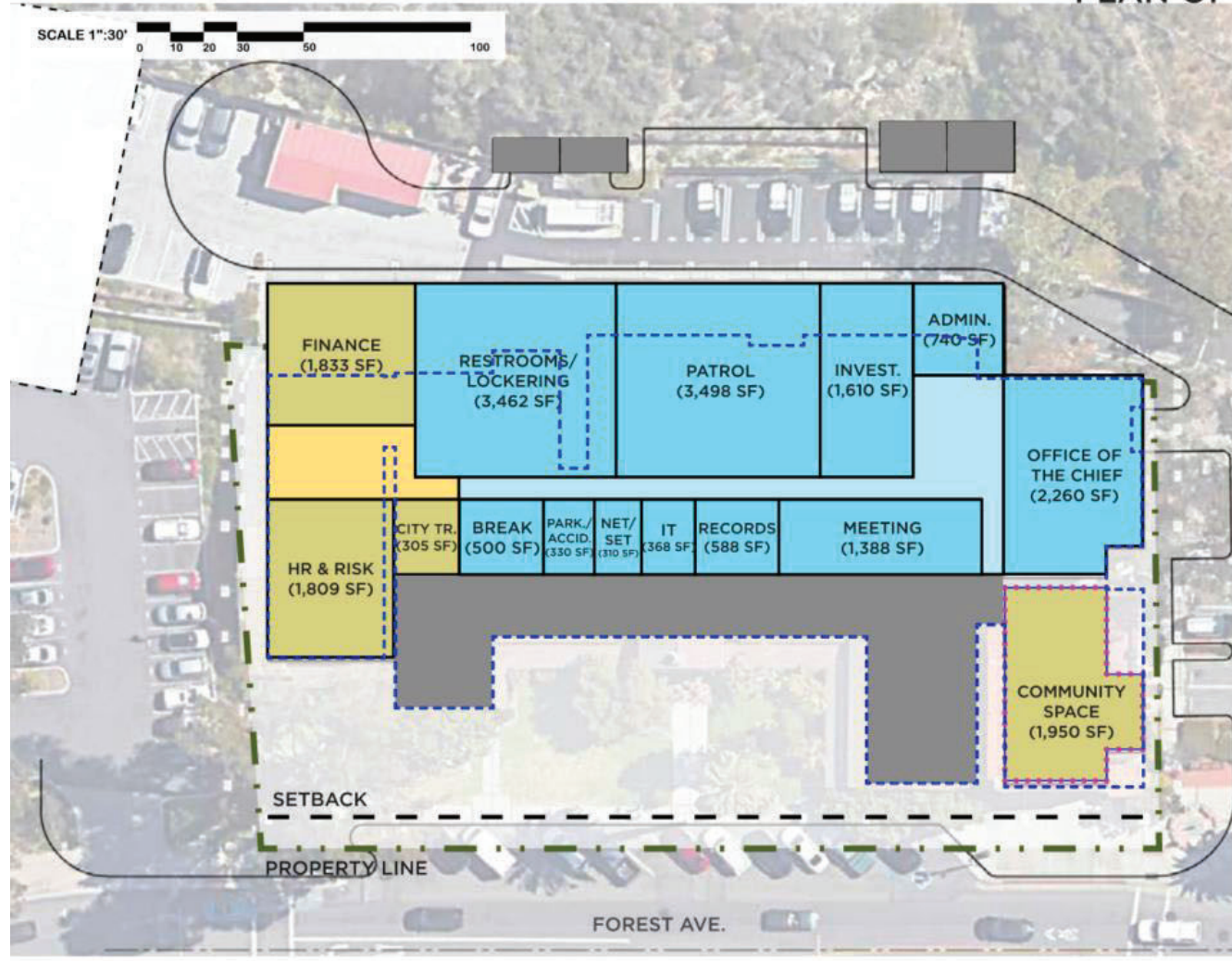
City Hall	
• Program area	38,575 SF
• Provided area	38,672 SF
B1 level	3,683 SF
Police Department	
• Program area	29,873 SF
• Provided area	27,019 SF
B1 level	6,936 SF
• Net Gain	21,078 SF

FOREST AVE.



PLAN OPTION - A (LEVEL-2)

SCALE 1"=30'
0 10 20 30 50 100



LEGEND

- Site Area
- Setbacks
- Line of existing building footprint
- Extent of existing building and facade to remain
- C.H. program
- C.H. circulation
- Police program
- Police circulation

TABULATIONS

City Hall	
• Program area	38,575 SF
• Provided area	38,672 SF
2nd level	7,230 SF
Police Department	
• Program area	29,873 SF
• Provided area	27,019 SF
2nd level	17,383 SF
• Net Gain	21,078 SF

FINANCE (1,833 SF)

RESTROOMS/ LOCKERING (3,462 SF)

PATROL (3,498 SF)

INVEST. (1,610 SF)

ADMIN. (740 SF)

OFFICE OF THE CHIEF (2,260 SF)

HR & RISK (1,809 SF)

CITY TR. (305 SF)

BREAK (500 SF)

PARK./ ACCID. (330 SF)

NET/ SET (310 SF)

IT (368 SF)

RECORDS (588 SF)

MEETING (1,388 SF)

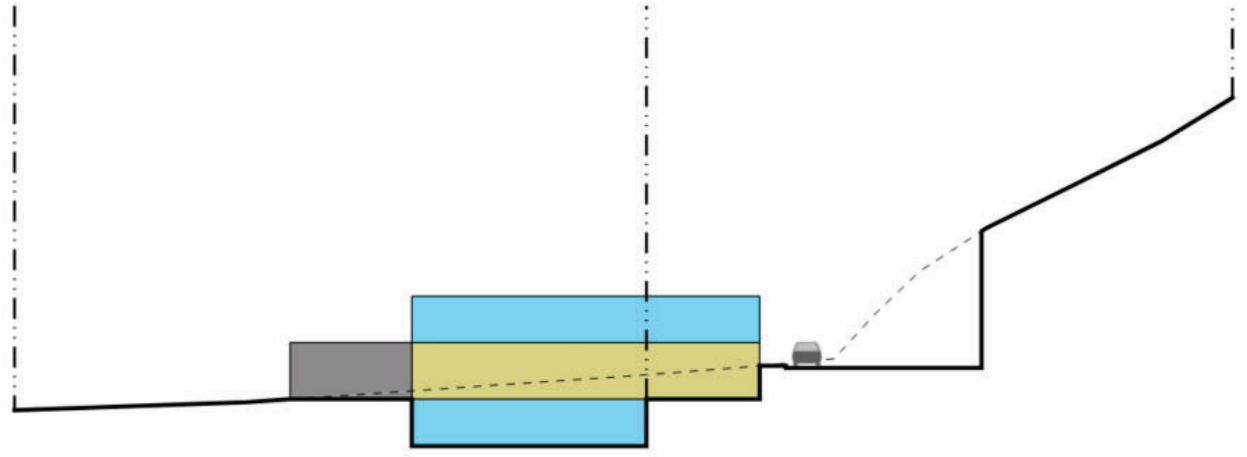
COMMUNITY SPACE (1,950 SF)

SETBACK
PROPERTY LINE

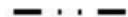



FOREST AVE.



PLAN OPTION - A (SECTION)



LEGEND

-  Property line
-  Existing structures
-  City Hall New Program Area
-  Police Dept New Program Area





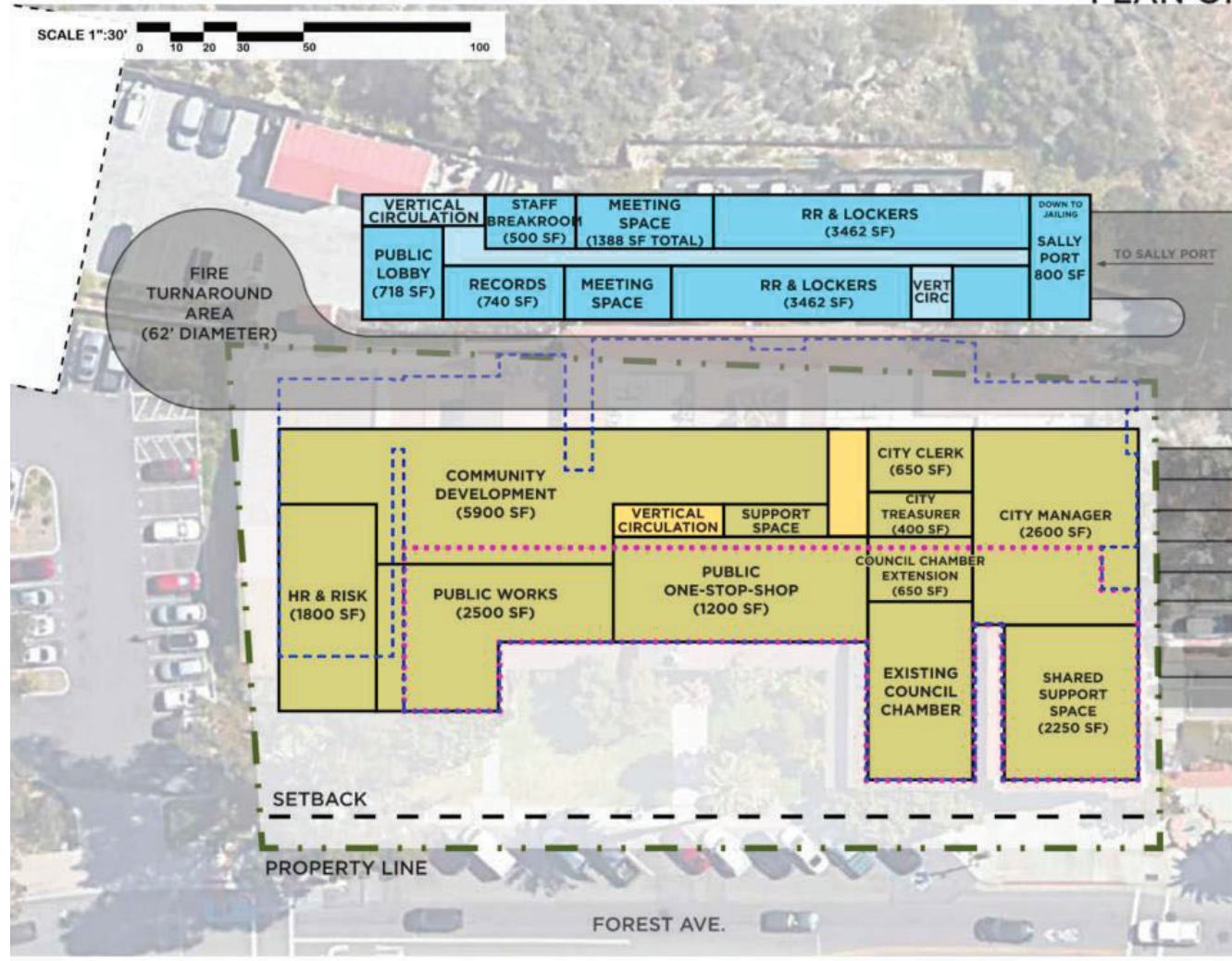
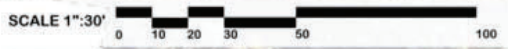
EXCELLENCE IN PROJECT DELIVERY



CITY OF LAGUNA BEACH FACILITIES MASTER PLAN
City Hall & Police Department



PLAN OPTION - B (LEVEL-1)



LEGEND

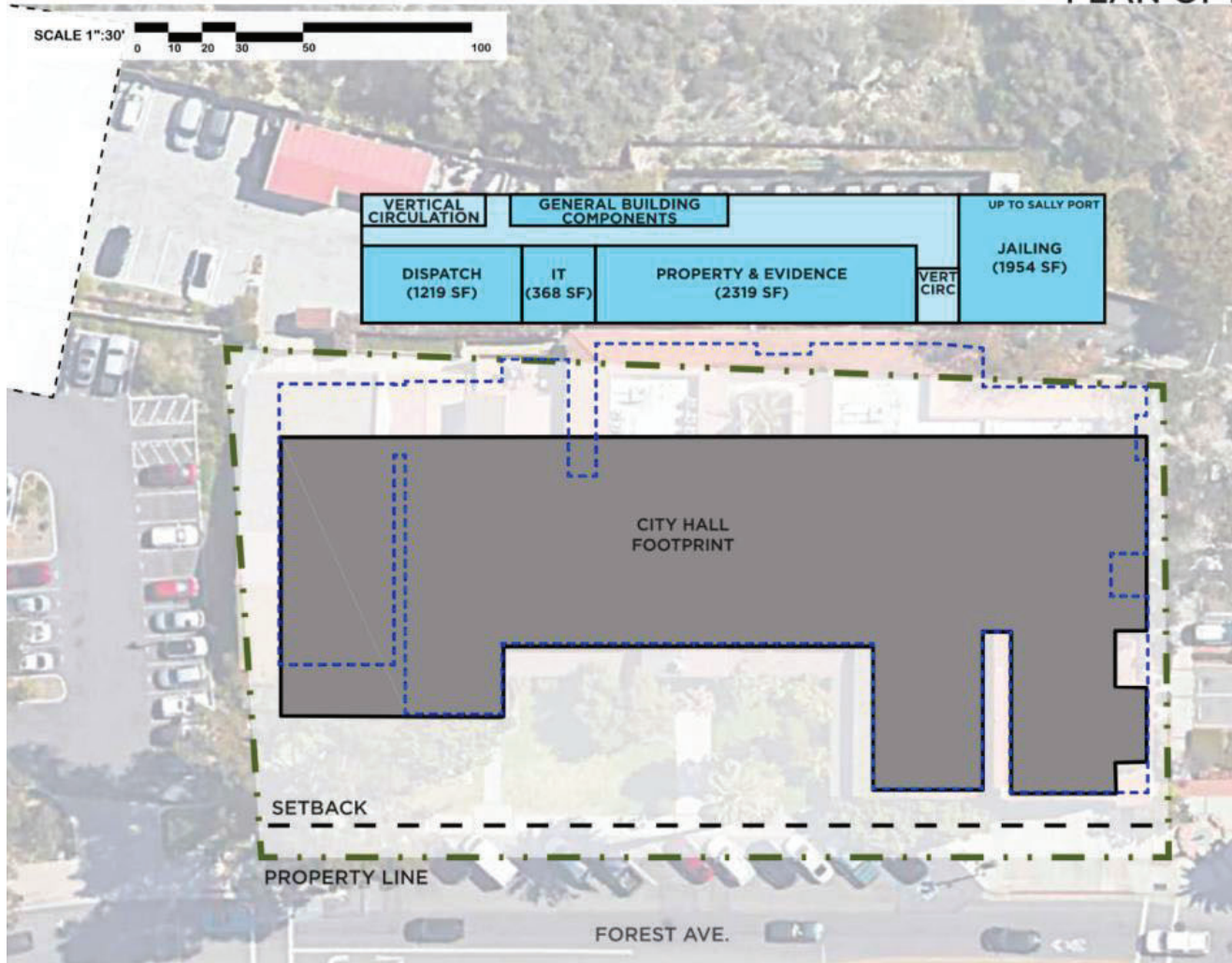
- Site Area
- Setbacks
- Line of existing building footprint
- Extent of existing building and facade to remain
- C.H. program
- C.H. circulation
- Police program
- Police circulation

TABULATIONS

City Hall	
• Program area	38,575 SF
• Provided area	36,150 SF
1st level	22,030 SF
Police Department	
• Program area	29,873 SF
• Provided area	29,873 SF
1st level	9,180 SF
• Net Gain	21,410 SF
Parking provided on-site	
• Program staff	164
• Provided staff	9
• Program visitor	138
• Provided visitor	19
• Remaining program parking to be provided in future structure	



PLAN OPTION - B (LEVEL-B1)



LEGEND

- Site Area
- Setbacks
- Line of existing building footprint
- Extent of existing building and facade to remain
- C.H. program
- C.H. circulation
- Police program
- Police circulation

TABULATIONS

City Hall

- Program area 38,575 SF
- Provided area 36,150 SF

Police Department

- Program area 29,873 SF
- Provided area 29,873 SF
- B1 level 9,180 SF
- Net Gain 21,410 SF

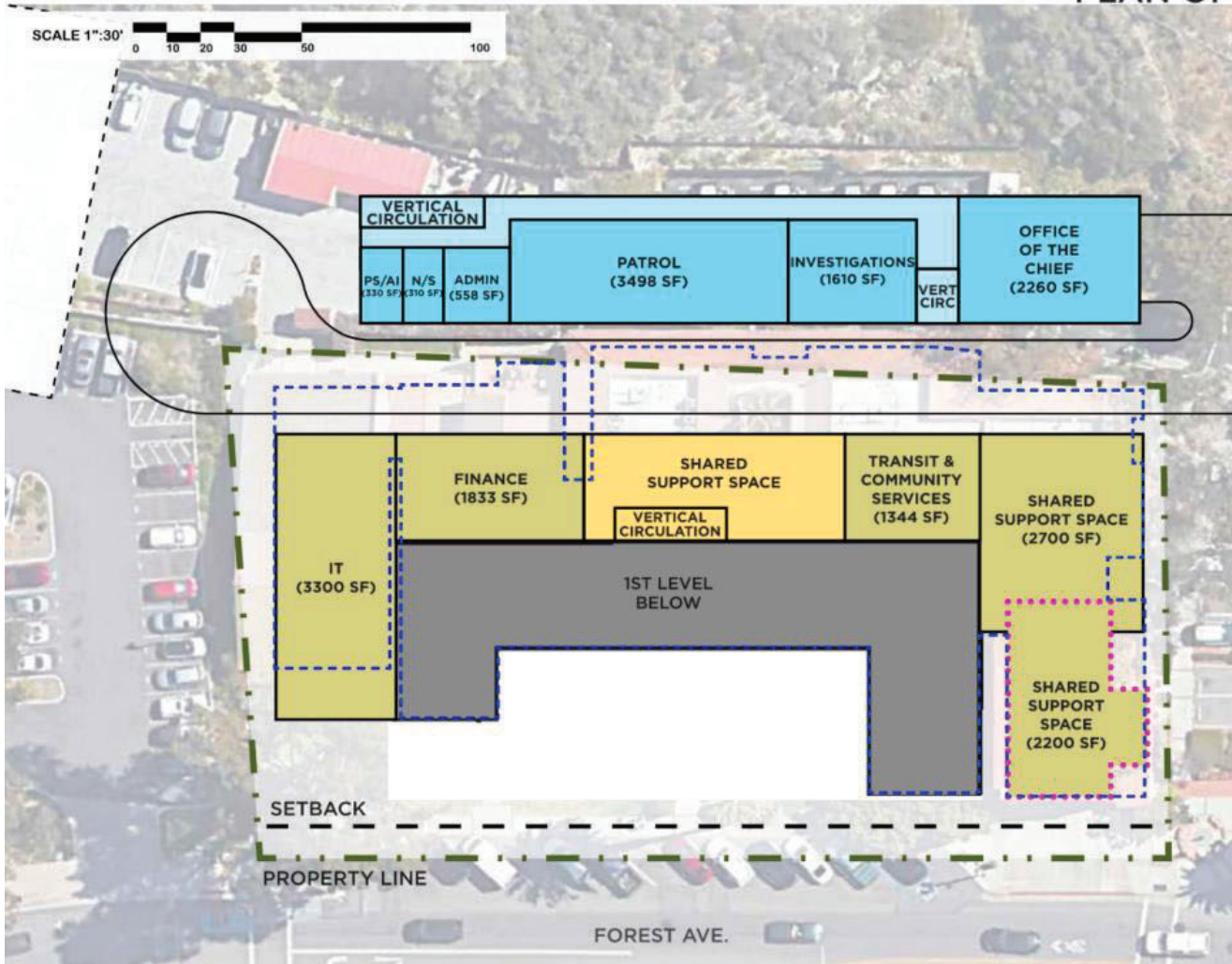
FOREST AVE.

SETBACK

PROPERTY LINE



PLAN OPTION - B (LEVEL-2)



LEGEND

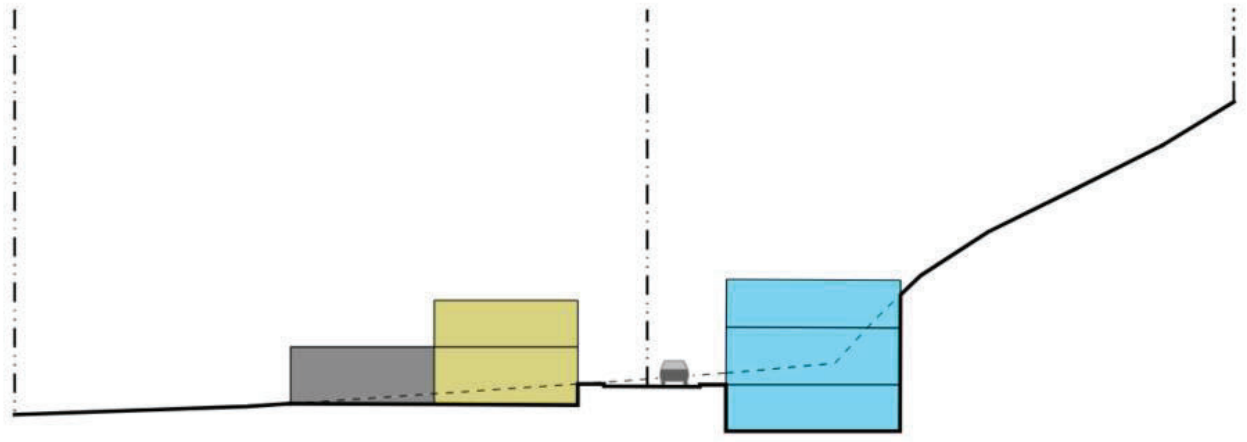
- Site Area
- Setbacks
- Line of existing building footprint
- Extent of existing building and facade to remain
- C.H. program
- C.H. circulation
- Police program
- Police circulation

TABULATIONS





City Hall	
• Program area	38,575 SF
• Provided area	36,150 SF
2nd level	14,120 SF
Police Department	
• Program area	29,873 SF
• Provided area	29,873 SF
2nd level	11,513 SF
• Net Gain	21,410 SF

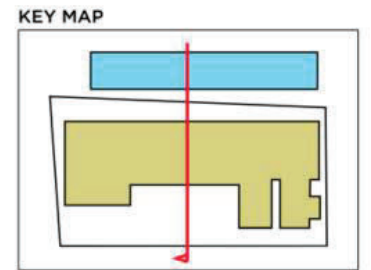
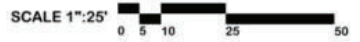


PLAN OPTION - B (SECTION)



LEGEND

-  Property line
-  Existing structures
-  City Hall New Program Area
-  Police Dept New Program Area





Fire Department



Fire Station 1

Key Concepts

- Additional firefighter on each shift for future
- Right size station to industry standards
- Incorporates drive-thru apparatus bay

FIRE STATION 1	EXISTING	CURRENT NEED	FUTURE NEED
	SF	SF	SF
Building Areas			
Administration	286	420	1,092
Living Quarters	2,726	2,220	2,651
Apparatus Bay & Support Areas	2,152	3,528	3,560
Net to Gross SF	920	685	811
TOTAL BUILDING GROSS SF	6,084	6,853	8,114
Exterior Components	456	2,720	3,120

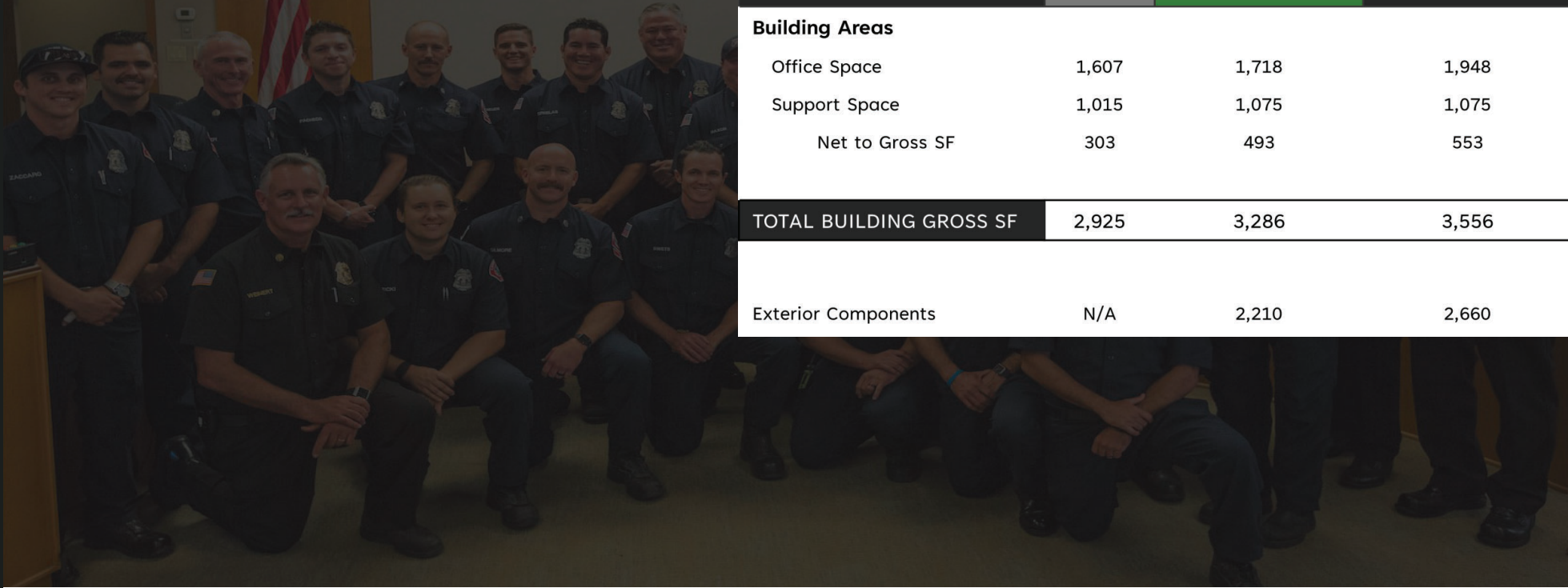
SHIFT POSITIONS	CURRENT SHIFT	FUTURE SHIFT
Captain	1	1
Engineer	1	1
Firefighter	1	2
Paramedic/ Ambulance	2	2
TOTAL	5	6



Fire Administration

Key Concepts

- 24% growth in staff for future needs
- 274 SF/pp for future need

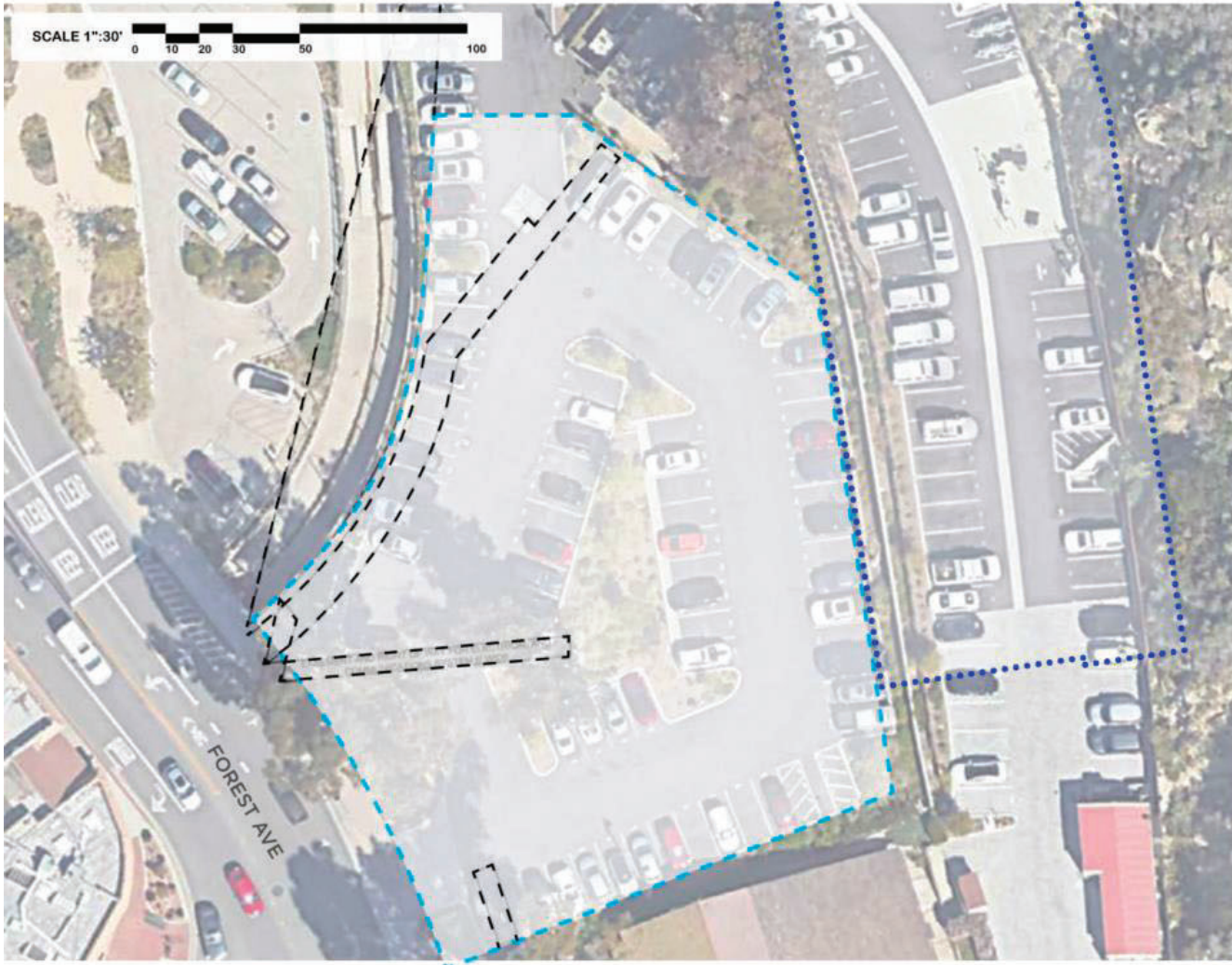


Prepare Laguna Beach
 Prepare. Stay Safe. Don't Panic. Call 911 for Fire and Police.
 To Make a Family Plan: Call 911 or 714-444-5555.
 Be prepared. Learn how at www.lagunabeachcity.net/prepare

FIRE ADMINISTRATION	EXISTING	CURRENT NEED	FUTURE NEED
	SF	SF	SF
Building Areas			
Office Space	1,607	1,718	1,948
Support Space	1,015	1,075	1,075
Net to Gross SF	303	493	553
TOTAL BUILDING GROSS SF	2,925	3,286	3,556
Exterior Components	N/A	2,210	2,660



PLAN EXISTING



LEGEND

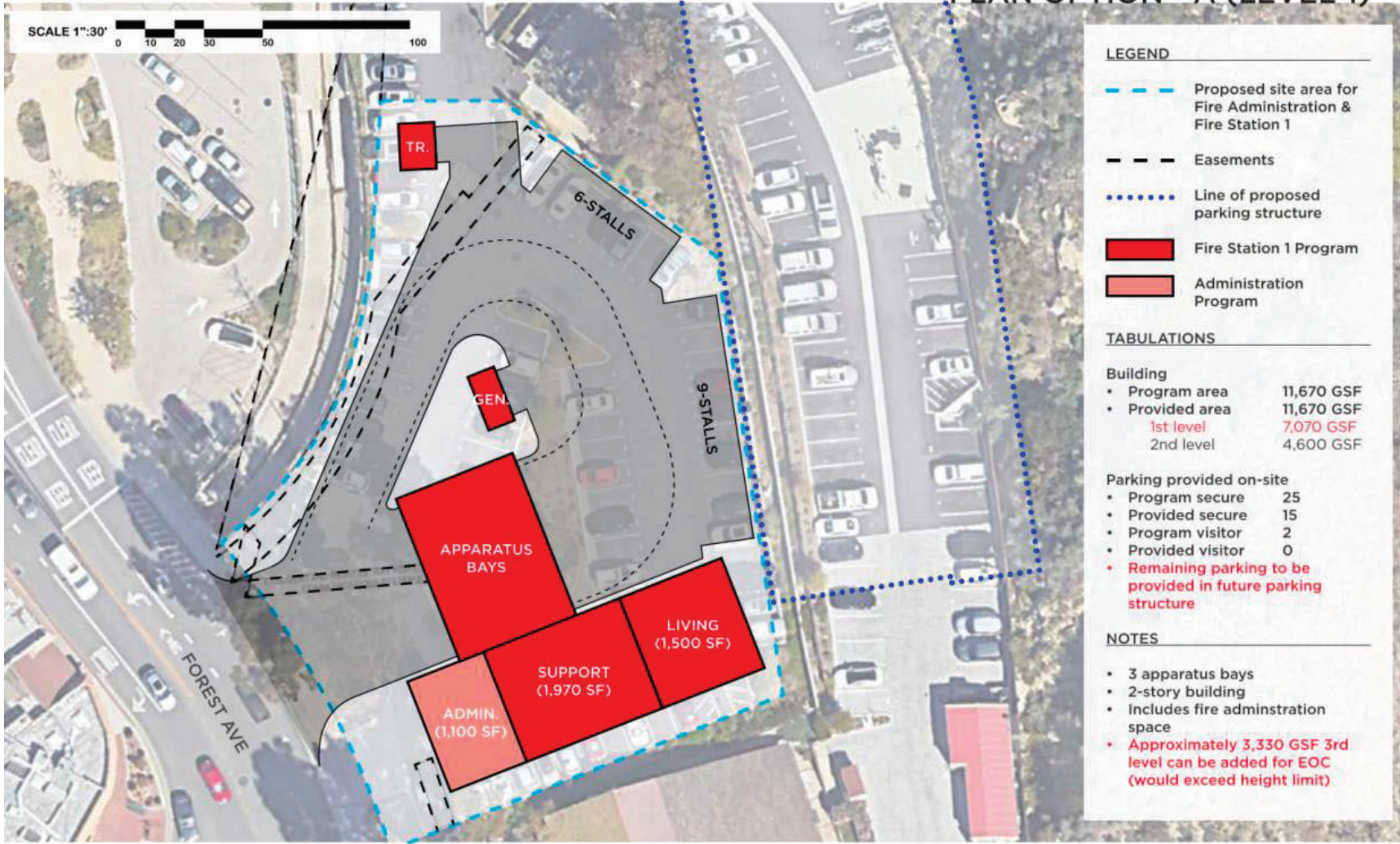
- - - Proposed site area for Fire Administration & Fire Station 1
- - - Easements
- Line of proposed parking structure
- Fire Station 1 Program
- Administration Program

NOTES

- Zoning analysis was not developed for this site. The following exhibit was created to show extents of space needed to meet programmatic requirements.



PLAN OPTION - A (LEVEL-1)



LEGEND

- Proposed site area for Fire Administration & Fire Station 1
- Easements
- Line of proposed parking structure
- Fire Station 1 Program
- Administration Program

TABULATIONS

Building	
• Program area	11,670 GSF
• Provided area	11,670 GSF
1st level	7,070 GSF
2nd level	4,600 GSF

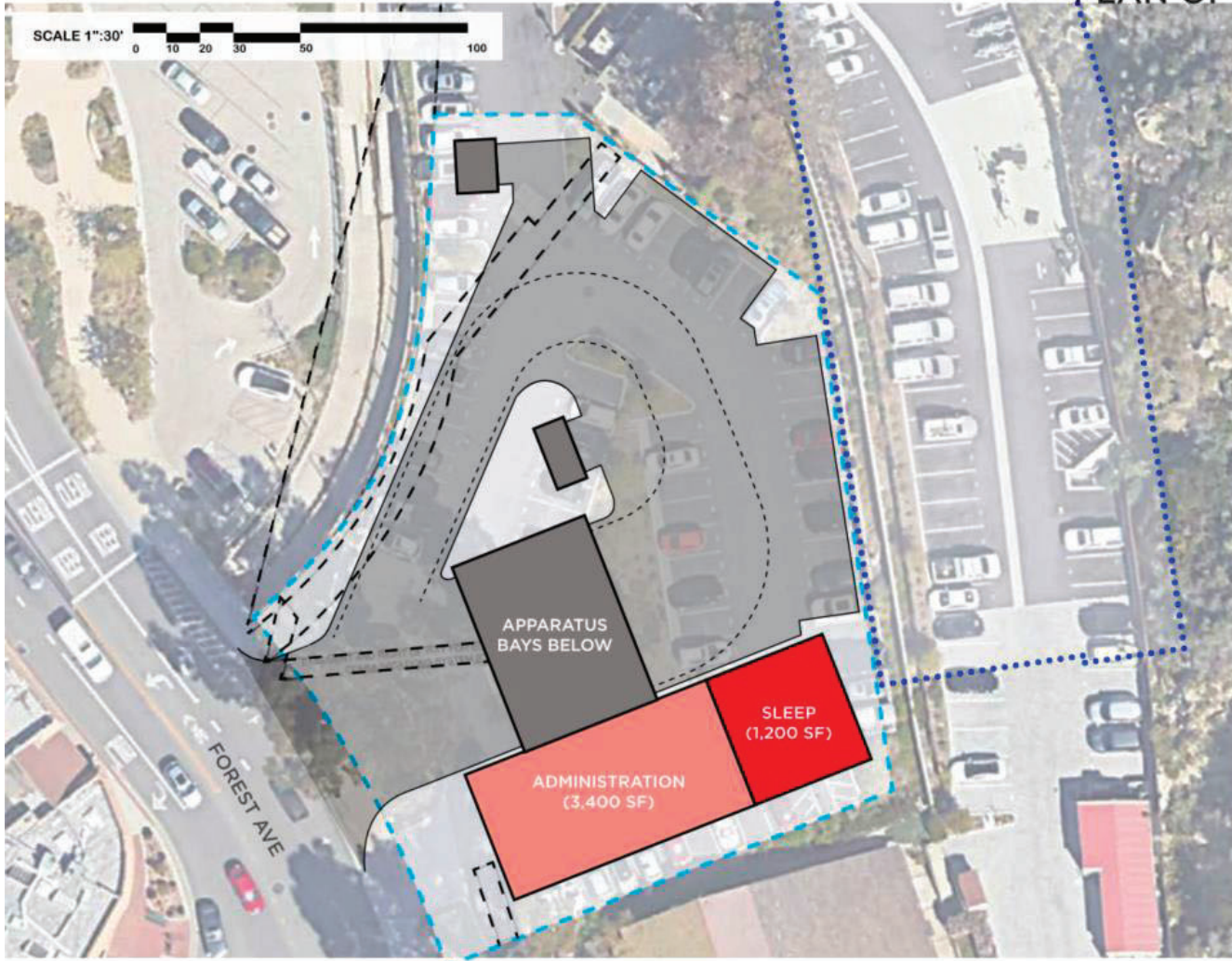
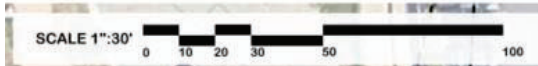
- Parking provided on-site**
- Program secure 25
 - Provided secure 15
 - Program visitor 2
 - Provided visitor 0
 - Remaining parking to be provided in future parking structure

NOTES

- 3 apparatus bays
- 2-story building
- Includes fire administration space
- Approximately 3,330 GSF 3rd level can be added for EOC (would exceed height limit)



PLAN OPTION - A (LEVEL-2)



LEGEND

- - - Proposed site area for Fire Administration & Fire Station 1
- - - Easements
- Line of proposed parking structure
- Fire Station 1 Program
- Administration Program

TABULATIONS




Building	
• Program area	11,670 GSF
• Provided area	11,670 GSF
1st level	7,070 GSF
2nd level	4,600 GSF

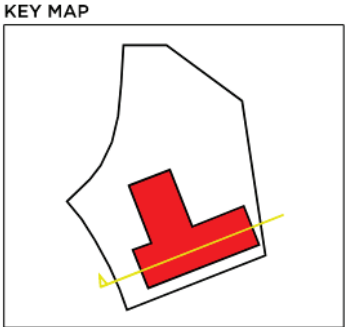
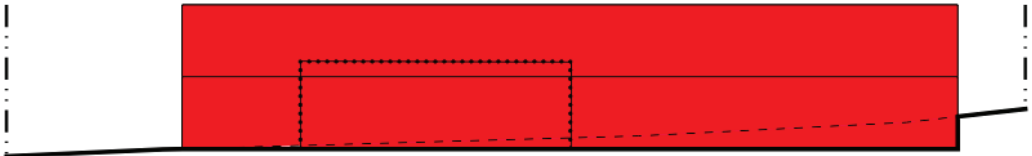


PLAN OPTION - A (SECTION)



LEGEND

-  Property line
-  Existing structures
-  Fire Station #1 New Program Area





Fire Station 2

Key Concepts

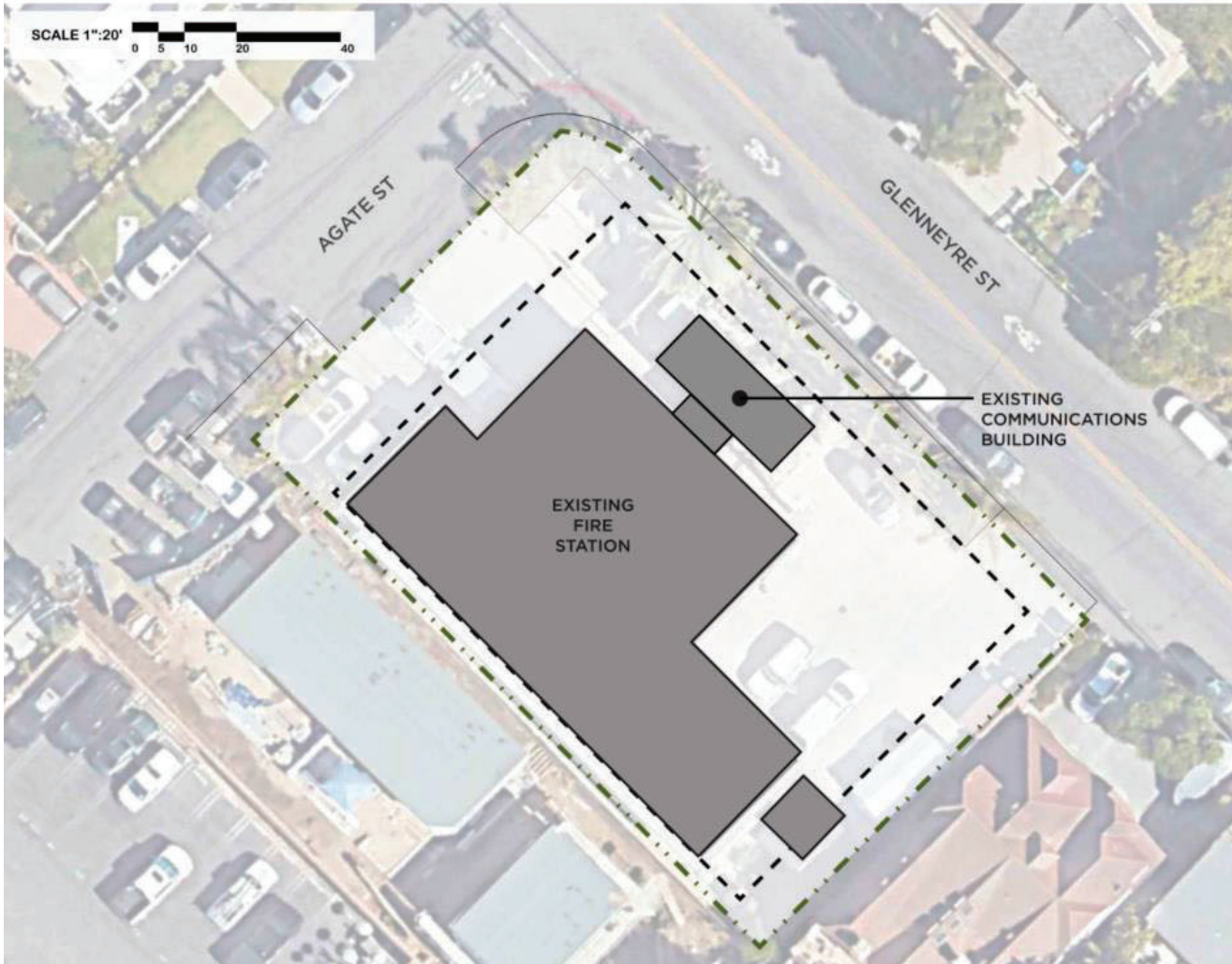
- Additional firefighter on each shift for future
- Right size station to industry standards
- Incorporates drive-thru apparatus bay

FIRE STATION 2	EXISTING	CURRENT NEED	FUTURE NEED
	SF	SF	SF
Building Areas			
Administration	771	1,308	1,308
Living Quarters	1,849	2,224	2,654
Apparatus Bay & Support Areas	2,043	3,728	4,988
Net to Gross SF	600	807	994
TOTAL BUILDING GROSS SF	5,263	8,067	9,944
Exterior Components	879	3,455	3,655

SHIFT POSITIONS	CURRENT SHIFT	FUTURE SHIFT
Battalion Chief	1	1
Captain	1	1
Engineer	1	1
Firefighter	1	2
Paramedic/ Ambulance	2	2
TOTAL	6	7



PLAN EXISTING



LEGEND

- Site Area
- Setbacks & Easements
- Existing Structure

TABULATIONS

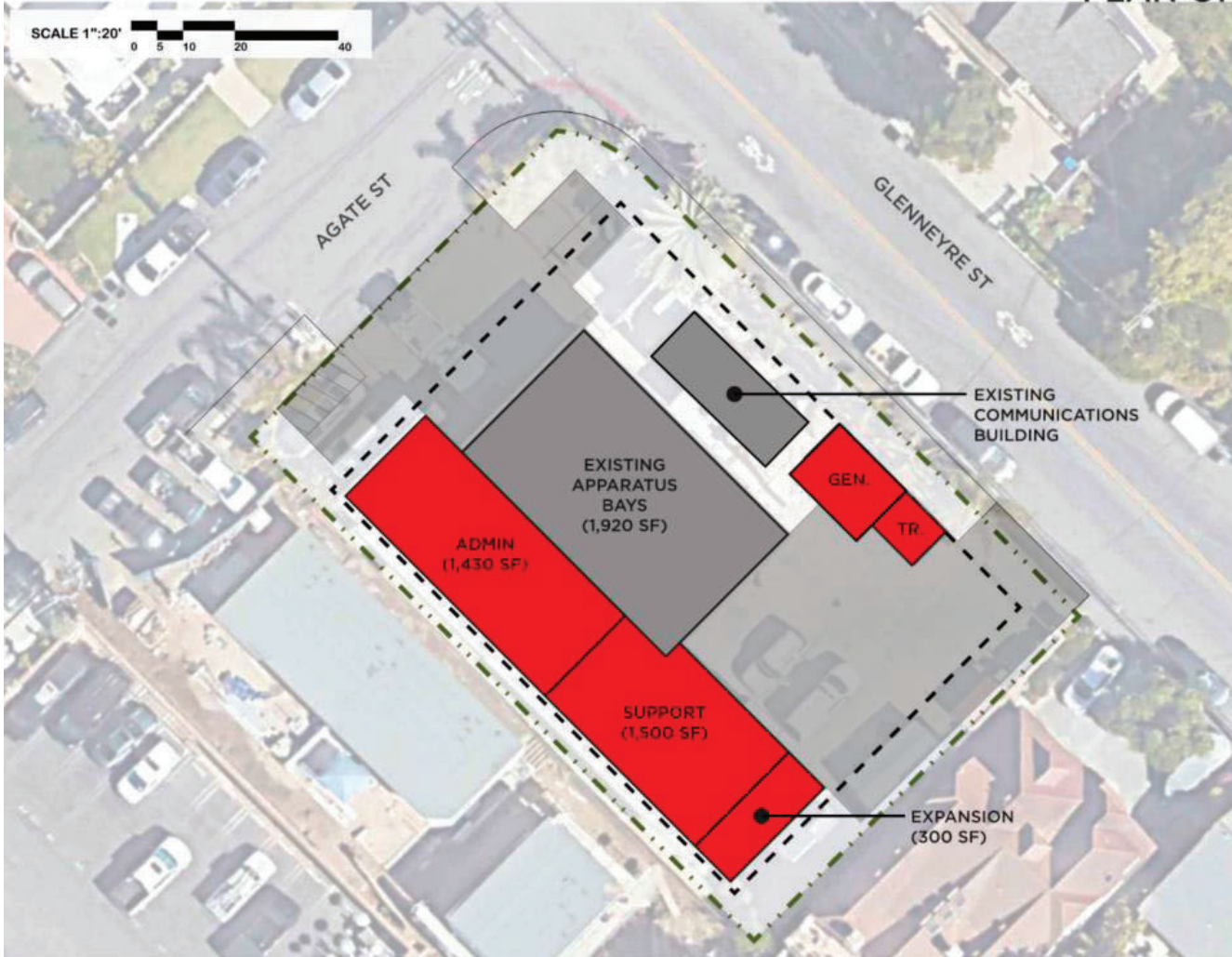
Building	5,263 SF
Parking existing on-site	
• Secure	3
• Visitor	4

NOTES

- Zone: R-2 Residential Med. Density
- Setbacks**
- Front yard setback = 20'-0" (25.12.008 C2)
 - Side yard setbacks = 4' at SW (25.12.008 C3) 15.7' at NE
 - Rear yard setbacks = 10'-0" (25.28.030 C4)
- Space Between Buildings**
- Between adjacent portions of two main buildings on the same lot, there shall be a space equivalent to twenty-five percent of the combined building heights of the two adjacent portions. (25.50.013 A)
 - No accessory building shall be closer than ten feet to any other building maintained on the lot. (25.50.013 B)



PLAN OPTION - A (LEVEL-1)



LEGEND

- Site Area
- Setbacks & Easements
- Existing Structure
- New Fire Station #2 Program

TABULATIONS

Building

- Existing area 5,263 SF
- Program area 9,944 SF
- Provided area 8,080 SF
 - 1st level 5,150 SF
 - 2nd level 2,930 SF
- Net gain 2,817 SF

Parking provided on-site

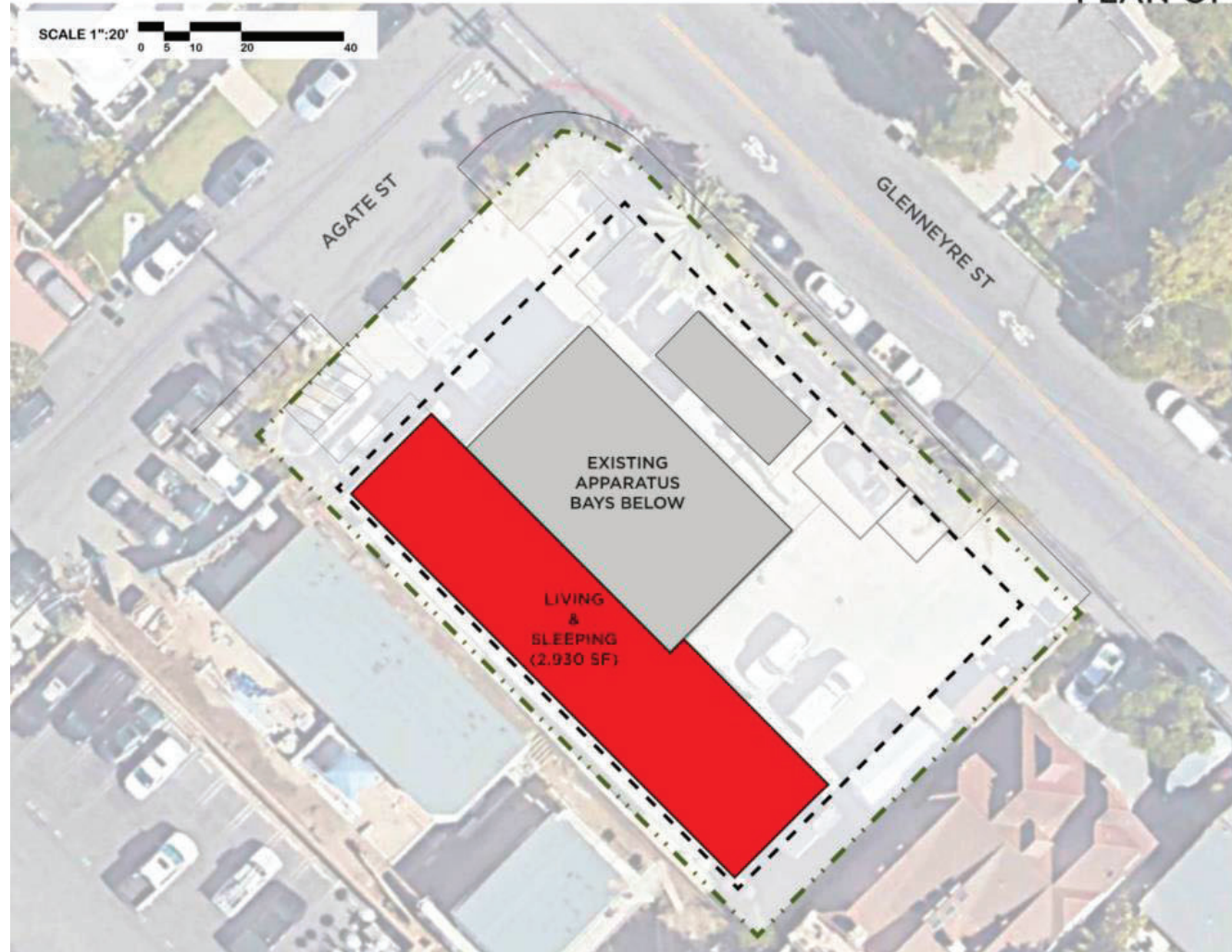
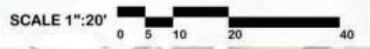
- Program secure 10
- Provided secure 0
- Program visitor 1
- Provided visitor 2

NOTES

- 2 apparatus bays
- 2-story building
- Pull through apparatus bays



PLAN OPTION - A (LEVEL-2)



LEGEND

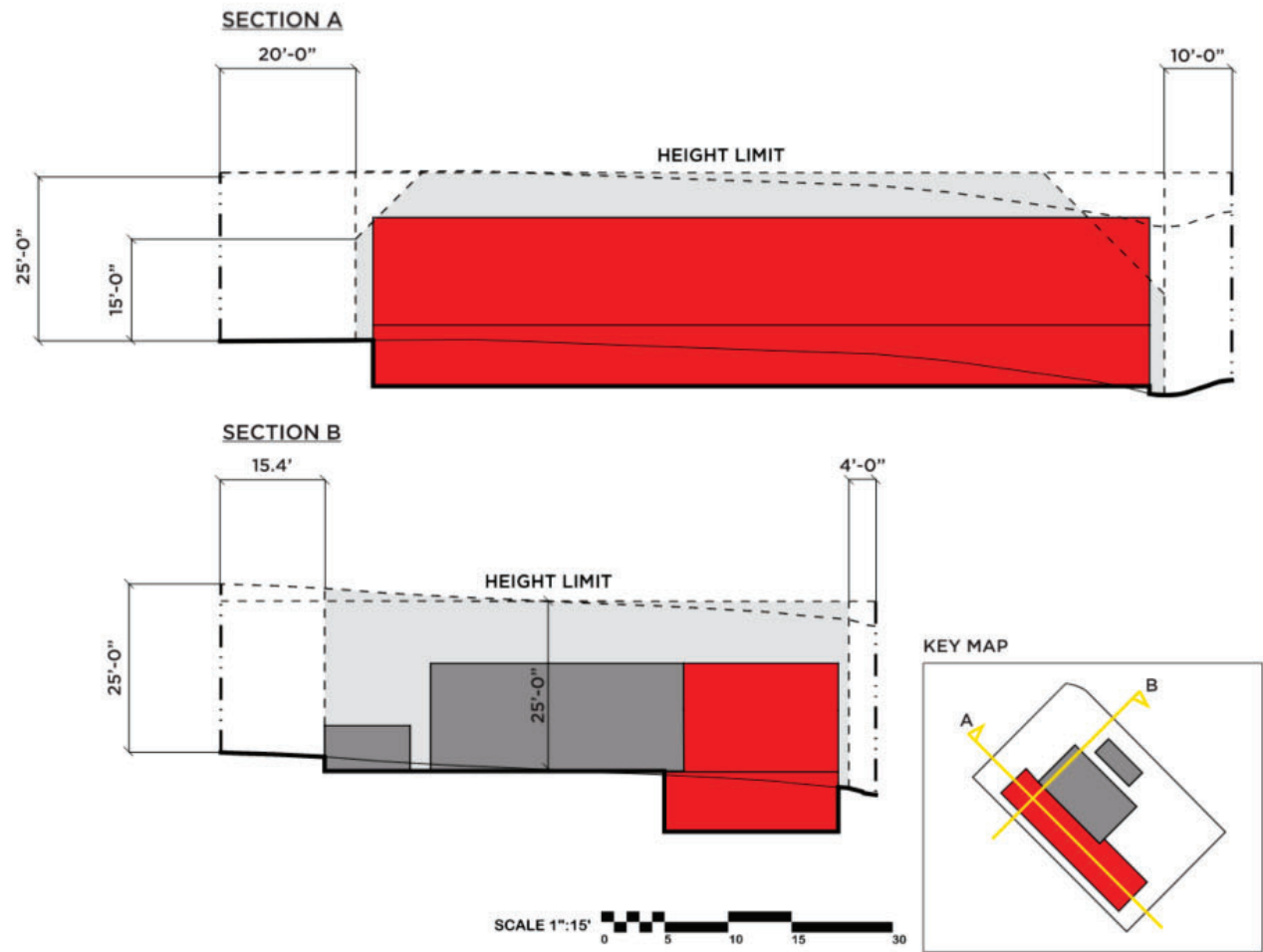
- Site Area
- Setbacks & Easements
- Existing Structure
- New Fire Station #2 Program

TABULATIONS

Building	
• Existing area	5,263 SF
• Program area	9,944 SF
• Provided area	8,080 SF
1st level	5,150 SF
2nd level	2,930 SF
• Net gain	2,817 SF



PLAN OPTION - A (SECTION)



LEGEND

- Property line
- - - Building Setbacks
- Existing structures
- Fire Station New Program Area
- Buildable Area

NOTES

Height Standards

- No new building, additions to existing buildings or structures in this zone shall have a height greater than 25' when measured from the finished or natural grade, whichever is more restrictive.
(25.12.008 D1)
- Where portions of a new building or additions to a building attain a height in excess of 15' above the natural grade of the required front or rear setback, such portions shall maintain, in addition to the required building setback, an additional foot of distance for every foot of height in excess of 15'.
(25.50.004 D)



PLAN OPTION - B (LEVEL-1)



LEGEND

- Site Area
- Setbacks & Easements
- Existing Structure
- New Fire Station #2 Program

TABULATIONS

Building	
• Existing area	5,263 SF
• Program area	9,944 SF
• Provided area	9,360 SF
1st level	6,380 SF
2nd level	2,980 SF
• Net gain	4,097 SF

Parking provided on-site

• Program secure	10
• Provided secure	2
• Program visitor	1
• Provided visitor	1

NOTES

- 3 apparatus bays
- 2-story building
- Back in apparatus bays



PLAN OPTION - B (LEVEL-2)



LEGEND

- Site Area
- Setbacks & Easements
- Existing Structure
- New Fire Station #2 Program

TABLATIONS

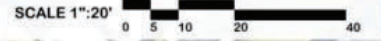
Building	
• Existing area	5,263 SF
• Program area	9,944 SF
• Provided area	9,360 SF
1st level	6,380 SF
2nd level	2,980 SF
• Net gain	4,097 SF

APPARATUS BAYS BELOW

LIVING & SLEEPING (2,980 SF)

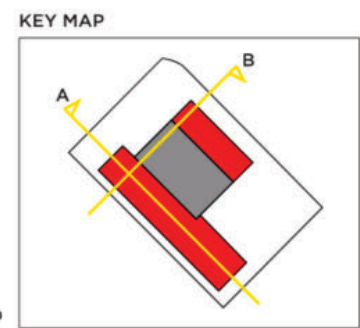
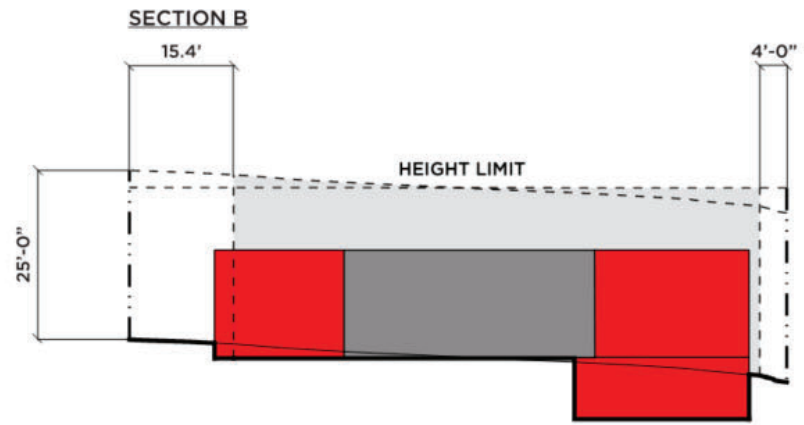
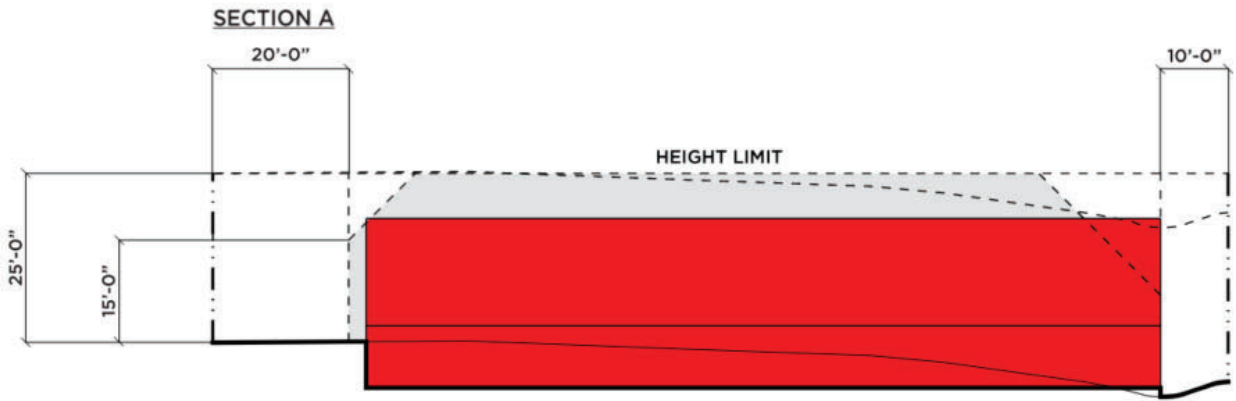
AGATE ST

GLENNEYRE ST





PLAN OPTION - B (SECTION)



LEGEND

- Property line
- Building Setbacks
- Existing structures
- Fire Station New Program Area
- Buildable Area

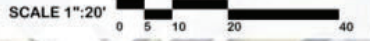
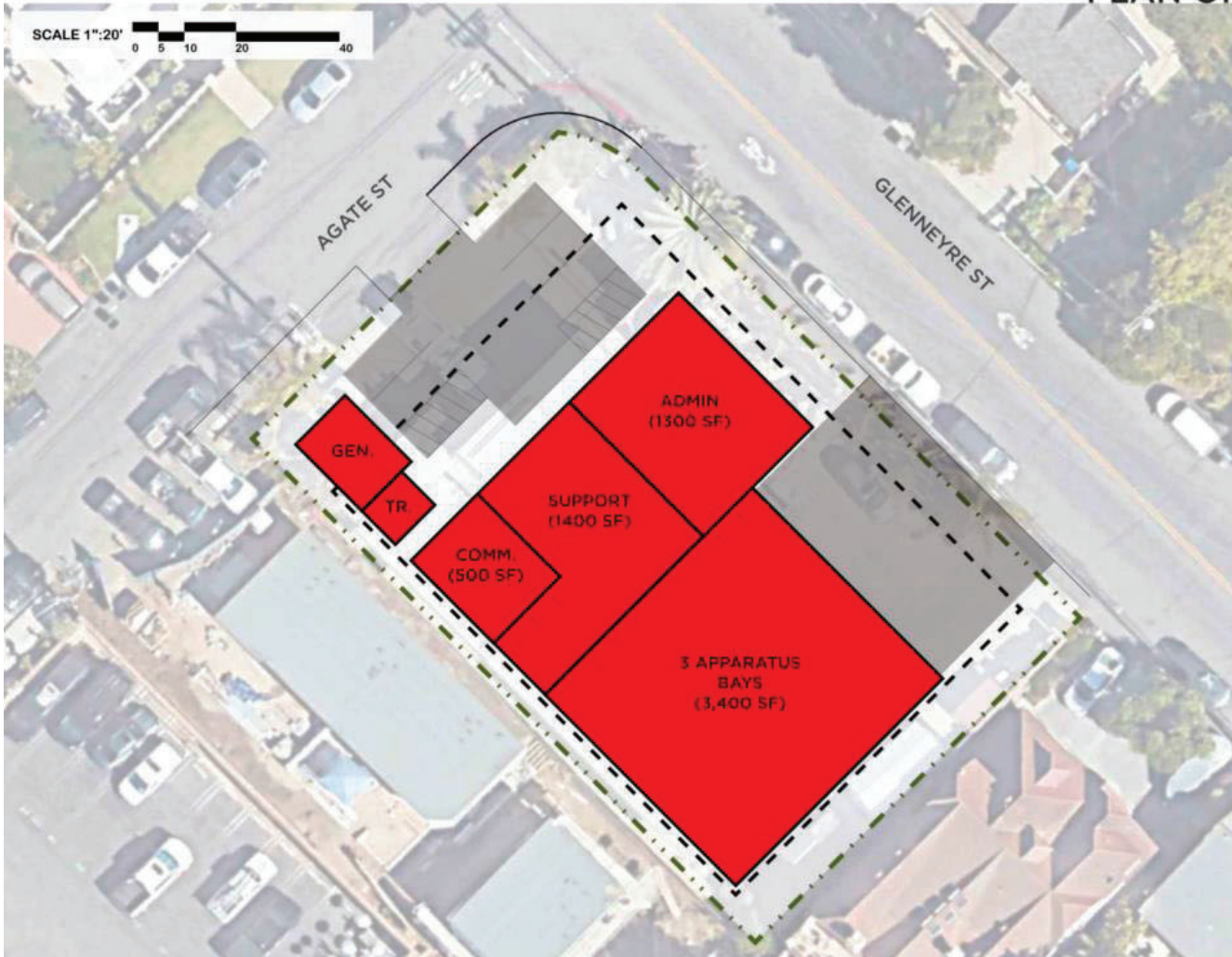
NOTES

Height Standards

- No new building, additions to existing buildings or structures in this zone shall have a height greater than 25' when measured from the finished or natural grade, whichever is more restrictive.
(25.12.008 D1)
- Where portions of a new building or additions to a building attain a height in excess of 15' above the natural grade of the required front or rear setback, such portions shall maintain, in addition to the required building setback, an additional foot of distance for every foot of height in excess of 15'.
(25.50.004 D)



PLAN OPTION - C (LEVEL-1)



LEGEND

- Site Area
- Setbacks & Easements
- Existing Structure
- New Fire Station #2 Program

TABULATIONS

Building	
• Existing area	5,263 SF
• Program area	9,944 SF
• Provided area	9,800 SF
1st level	6,600 SF
2nd level	3,200 SF
• Net gain	4,537 SF

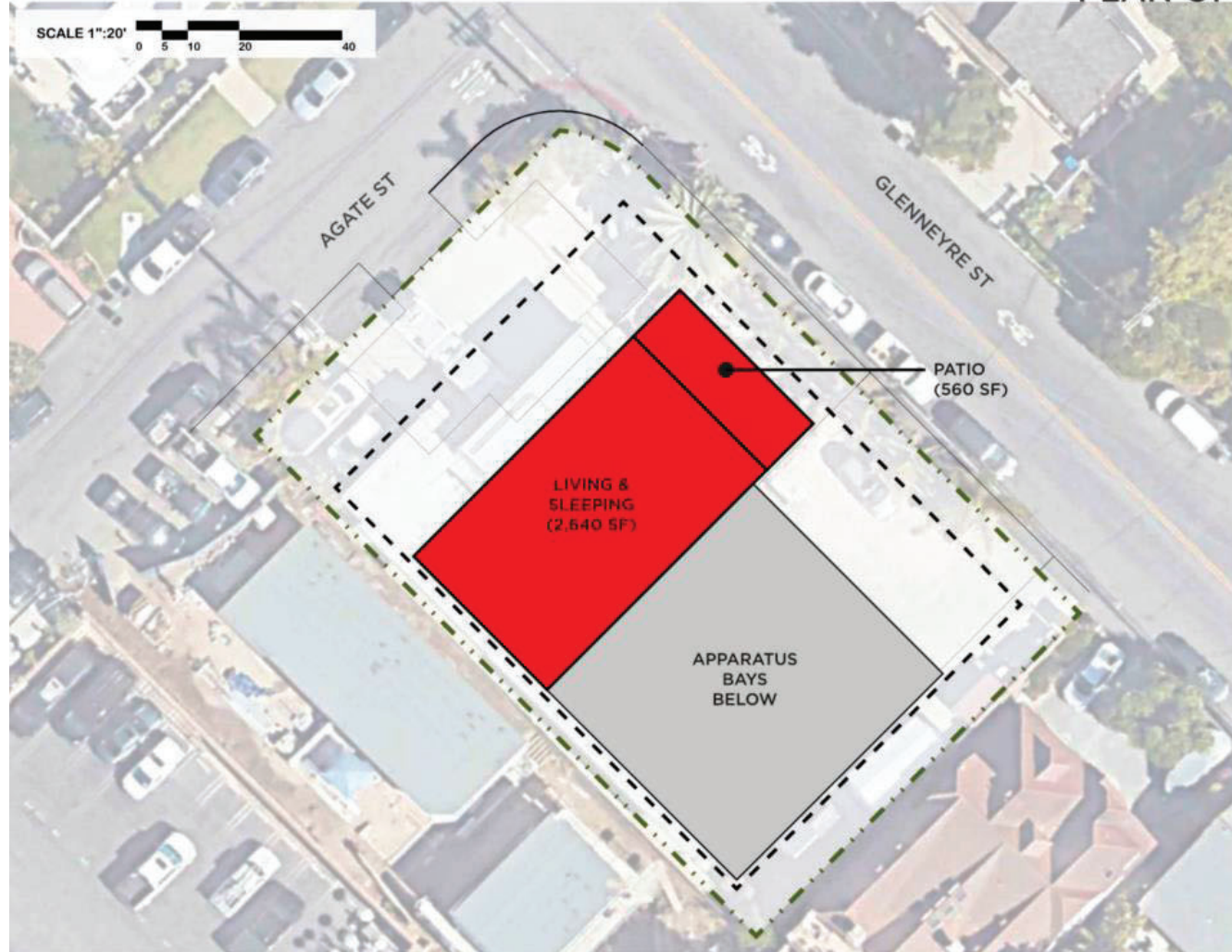
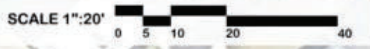
Parking provided on-site	
• Program secure	10
• Provided secure	0
• Program visitor	1
• Provided visitor	5

NOTES

- 3 apparatus bays
- 2-story building
- Back in apparatus bays



PLAN OPTION - C (LEVEL-2)



LEGEND

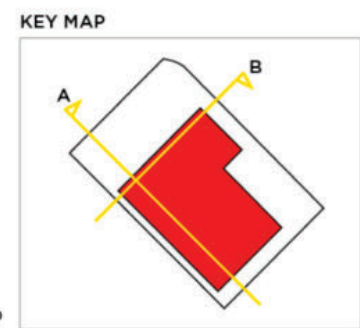
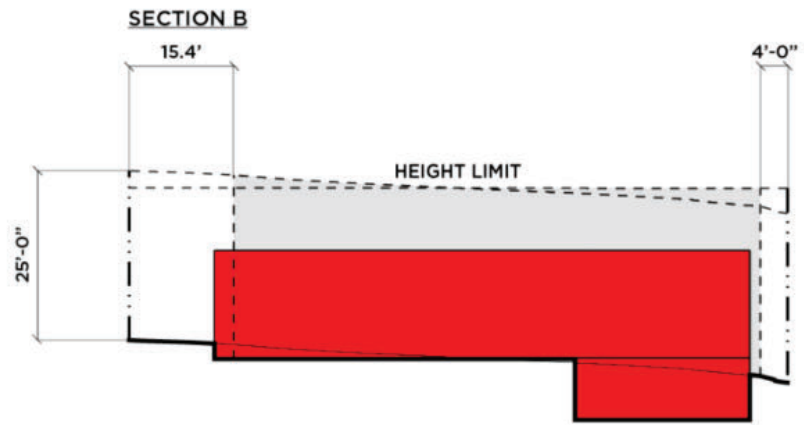
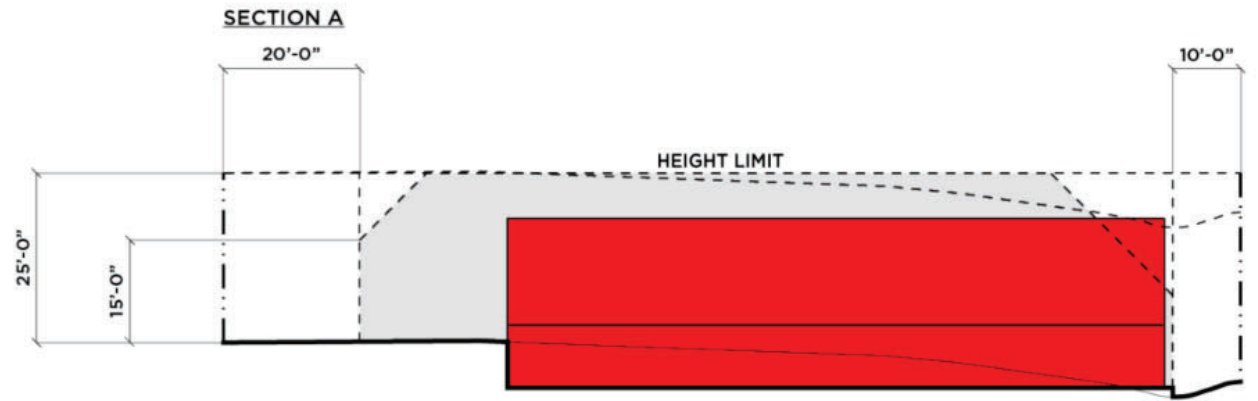
- Site Area
- Setbacks & Easements
- Existing Structure
- New Fire Station #2 Program

TABULATIONS

Building	
• Existing area	5,263 SF
• Program area	9,944 SF
• Provided area	9,800 SF
1st level	6,600 SF
2nd level	3,200 SF
• Net gain	4,537 SF



PLAN OPTION - C (SECTION)



LEGEND

- Property line
- Building Setbacks
- Existing structures
- Fire Station New Program Area
- Buildable Area

NOTES

Height Standards

- No new building, additions to existing buildings or structures in this zone shall have a height greater than 25' when measured from the finished or natural grade, whichever is more restrictive.
(25.12.008 D1)
- Where portions of a new building or additions to a building attain a height in excess of 15' above the natural grade of the required front or rear setback, such portions shall maintain, in addition to the required building setback, an additional foot of distance for every foot of height in excess of 15'
(25.50.004 D)



Fire Station 3

Key Concepts

- Additional firefighter on each shift for future
- Right size station to industry standards
- Incorporates drive-thru apparatus bay (limited to 2 bays)

FIRE STATION 3	EXISTING	CURRENT NEED	FUTURE NEED
	SF	SF	SF
Building Areas			
Administration	153	456	456
Living Quarters	877	2,220	2,651
Apparatus Bay & Support Areas	810	2,667	2,699
Net to Gross SF	795	594	645
TOTAL BUILDING GROSS SF	2,635	5,937	6,451
Exterior Components	481	2,520	2,920

SHIFT POSITIONS	CURRENT SHIFT	FUTURE SHIFT
Captain	1	1
Engineer	1	1
Firefighter	1	2
Paramedic/ Ambulance	2	2
TOTAL	5	6



PLAN EXISTING



SCALE 1"=20'
0 5 10 20 40



LEGEND

- Property line
- Building Setbacks
- Parking Setbacks
- Existing structures
- Fire Station #3 Program Area

TABULATIONS

Existing building	2,429 SF
Existing on-site parking 2 stalls	

- NOTES**
- Zone: I Institutional
- Setbacks**
- Front yard setback = 25'-0" (25.28.030 C2)
 - Side yard setbacks = 9.4' (25.28.030 C3)
 - Rear yard setbacks = 30'-0" (25.28.030 C4)
- Parking Setbacks**
- Setbacks for parking lots shall be 10' from ultimate right-of-way, sidewalk, alley, or adjacent building; 25' from residential area.
- Coverage**
- Max coverage (35%) = 4,580.8' (25.28.030 C5)



PLAN OPTION - A (LEVEL-1)



LEGEND

- Property line
- Building Setbacks
- Parking Setbacks
- Existing structures
- Fire Station #3 Program Area

TABULATIONS

- Existing building 2,429 SF
- Program area 5,937 SF
- Provided area 5,180 SF
 - 1st level 2,780 SF
 - 2nd level 2,400 SF
- Net gain 2,751 SF

Parking provided on-site

- Program secure 9
- Provided unsecure 0
- Program visitor 1
- Provided visitor 2
- 1 app bay
- No secure parking
- Existing communications/generator building to remain

NOTES

- 1 app bay
- No secure parking
- Existing communications/generator building to remain



PLAN OPTION - A (LEVEL-2)



LEGEND

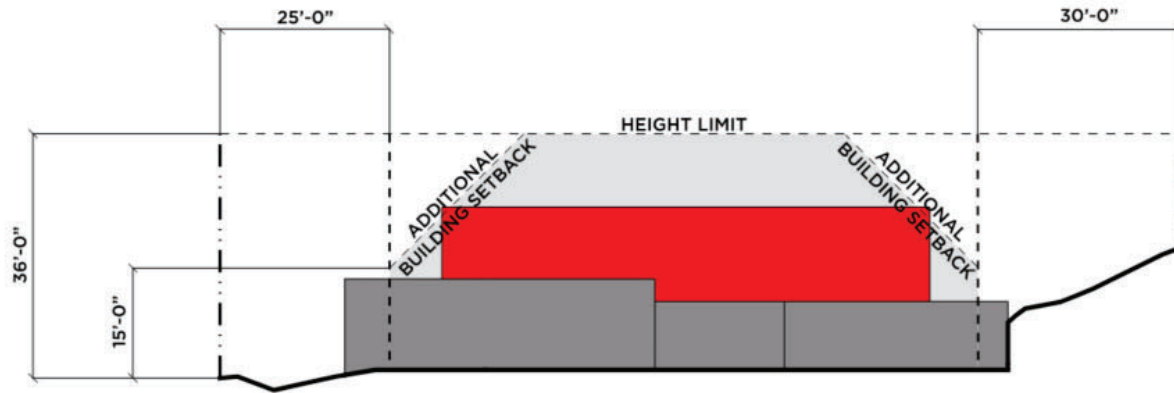
- Property line
- Building Setbacks
- Parking Setbacks
- Existing structures
- Fire Station #3 Program Area

TABULATIONS

• Existing building	2,429 SF
• Program area	5,937 SF
• Provided area	5,180 SF
1st level	2,780 SF
2nd level	2,400 SF
• Net gain	2,751 SF



PLAN OPTION - A (SECTION)



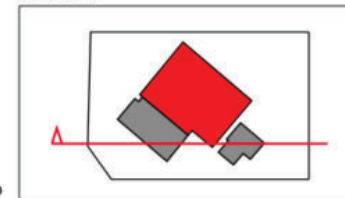
LEGEND

- Property line
- Building Setbacks
- Existing structures
- Fire Station #3 New Program Area
- Buildable Area

NOTES

- Height Standards**
- Max height = 36'
(25.28.020 D1)
(25.08.016 Height b2)
 - Where portions of a new building or additions to a building attain a height in excess of 15' above the natural grade of the required front setback, such portions shall maintain, in addition to the required building setback, an additional foot of distance for every foot of height in excess of 15'
(25.50.004 D)

KEY MAP





PLAN OPTION - B (LEVEL-1)



LEGEND

- Property line
- Building Setbacks
- Parking Setbacks
- Existing structures
- Fire Station #3 Program Area

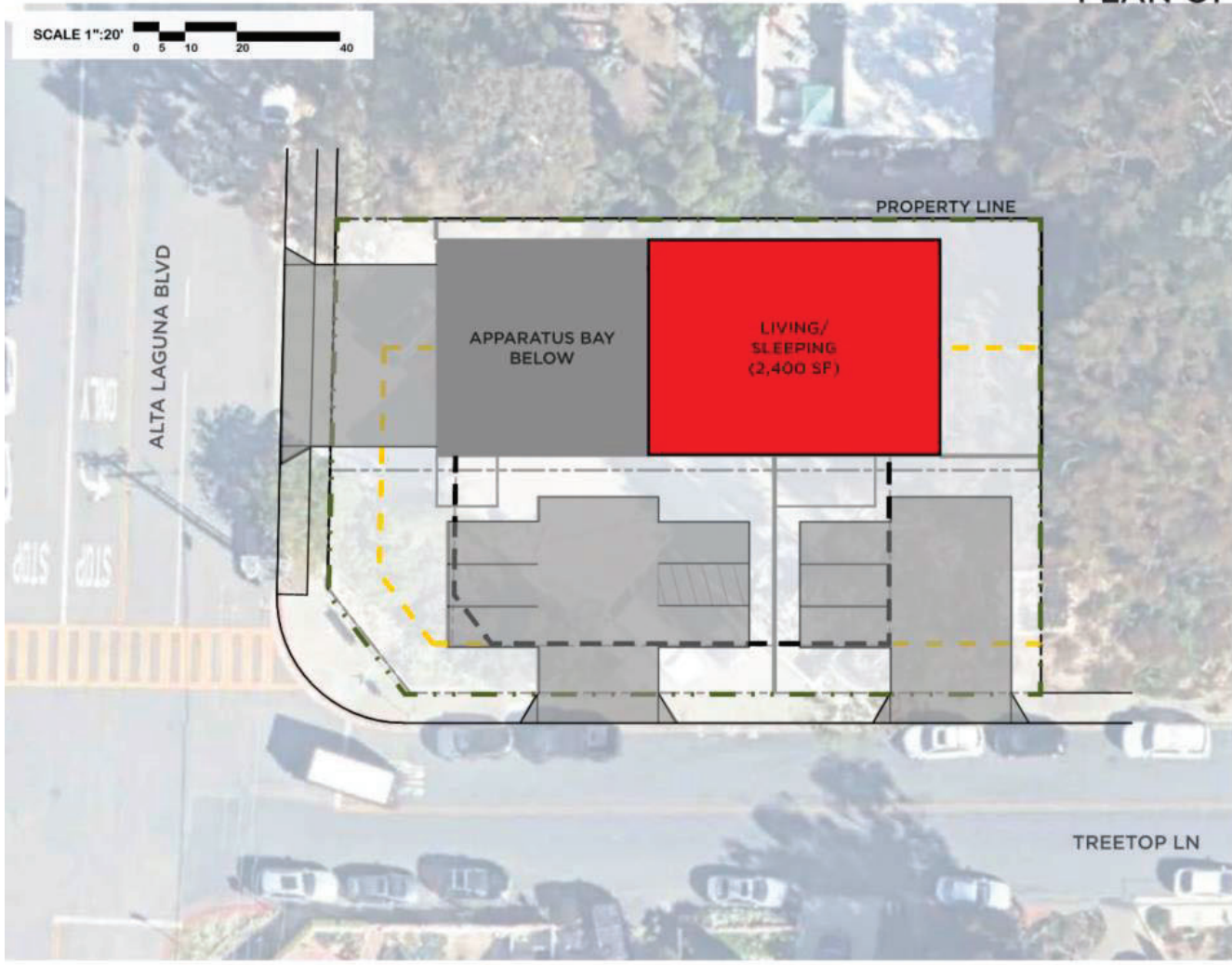
TABULATIONS

- Existing building 2,429 SF
 - Program area 5,937 SF
 - Provided area 6,600 SF
 - 1st level 4,200 SF
 - 2nd level 2,400 SF
 - Net gain 4,171 SF
- Parking provided on-site
- Program secure 9
 - Provided unsecure 7
 - Program visitor 1
 - Provided visitor 1





PLAN OPTION - B (LEVEL-2)



LEGEND

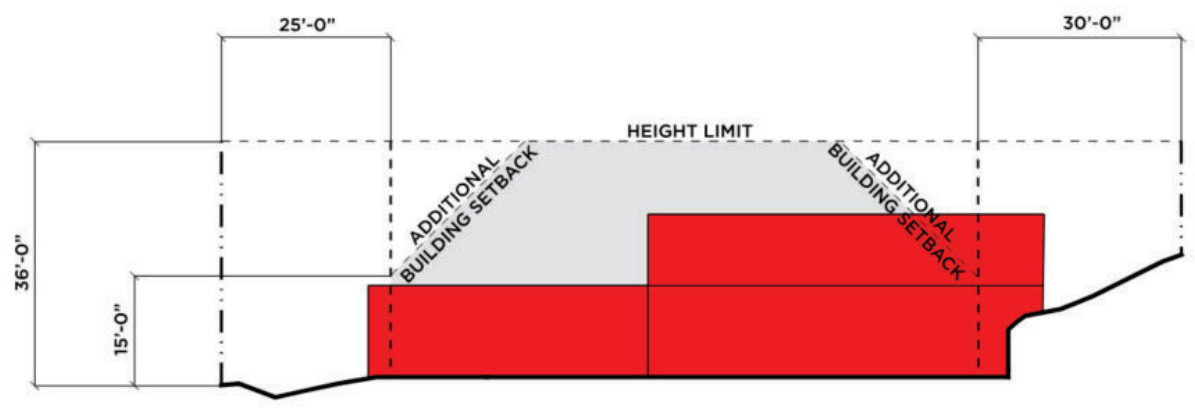
- Property line
- Building Setbacks
- Parking Setbacks
- Existing structures
- Fire Station #3 Program Area

TABULATIONS

• Existing building	2,429 SF
• Program area	5,937 SF
• Provided area	6,600 SF
1st level	4,200 SF
2nd level	2,400 SF
• Net gain	4,171 SF



PLAN OPTION - B (SECTION)



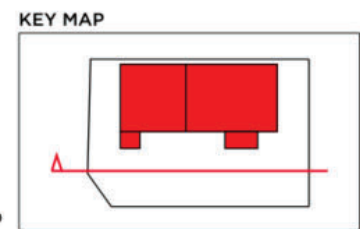
LEGEND

- Property line
- - - Building Setbacks
- Existing structures
- Fire Station #3 New Program Area
- Buildable Area

NOTES

Height Standards

- Max height = 36' (25.28.020 D1) (25.08.016 Height b2)
- Where portions of a new building or additions to a building attain a height in excess of 15' above the natural grade of the required front setback, such portions shall maintain, in addition to the required building setback, an additional foot of distance for every foot of height in excess of 15' (25.50.004 D)



Marine Safety





Marine Safety

Key Concepts

- Provide for needed administration space
- Improve locker support space

MARINE SAFETY	EXISTING	FIXING DEFICIENCIES		FUTURE 'IDEAL' NEED	
	SF	STAFF	SF	STAFF	SF
Building Areas					
Office/Workstations	424	0	487	0	1,365
Staff Locker/Shower Support	1,137	8	1,093	14	1,538
Dispatch Center	117	2	141	2	160
Support Space	1,550	2	1,477	3	2,013
Storage & General Bldg.	516	11	503	14	838
Main Beach Public Restrooms	574	9	690	19	750
Net to Gross SF	1,660		1,718		1,666
TOTAL BUILDING GROSS SF	5,978	110	6,109	137	8,328
Exterior Components	508		5,900		7,380

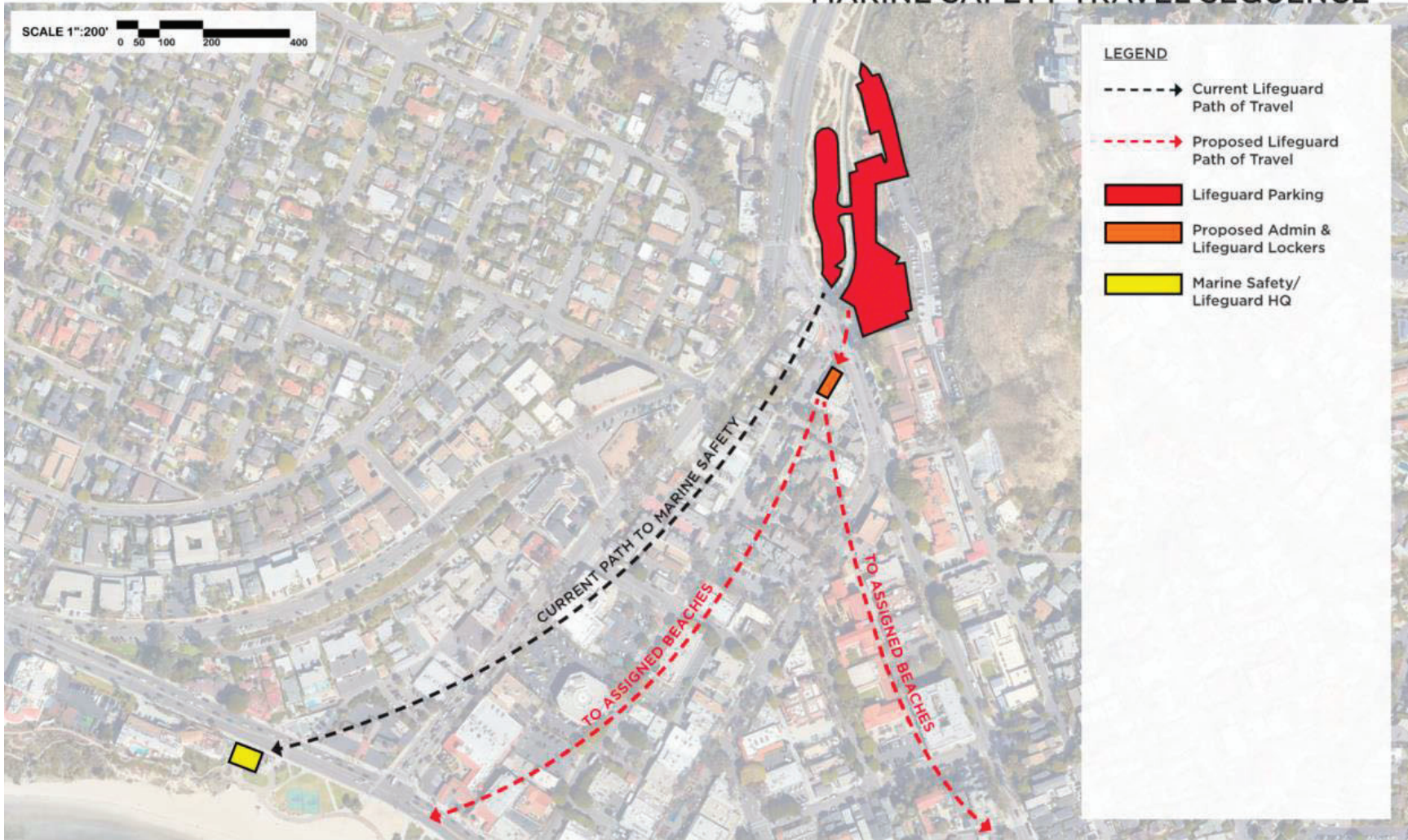


MARINE SAFETY PLAN EXISTING



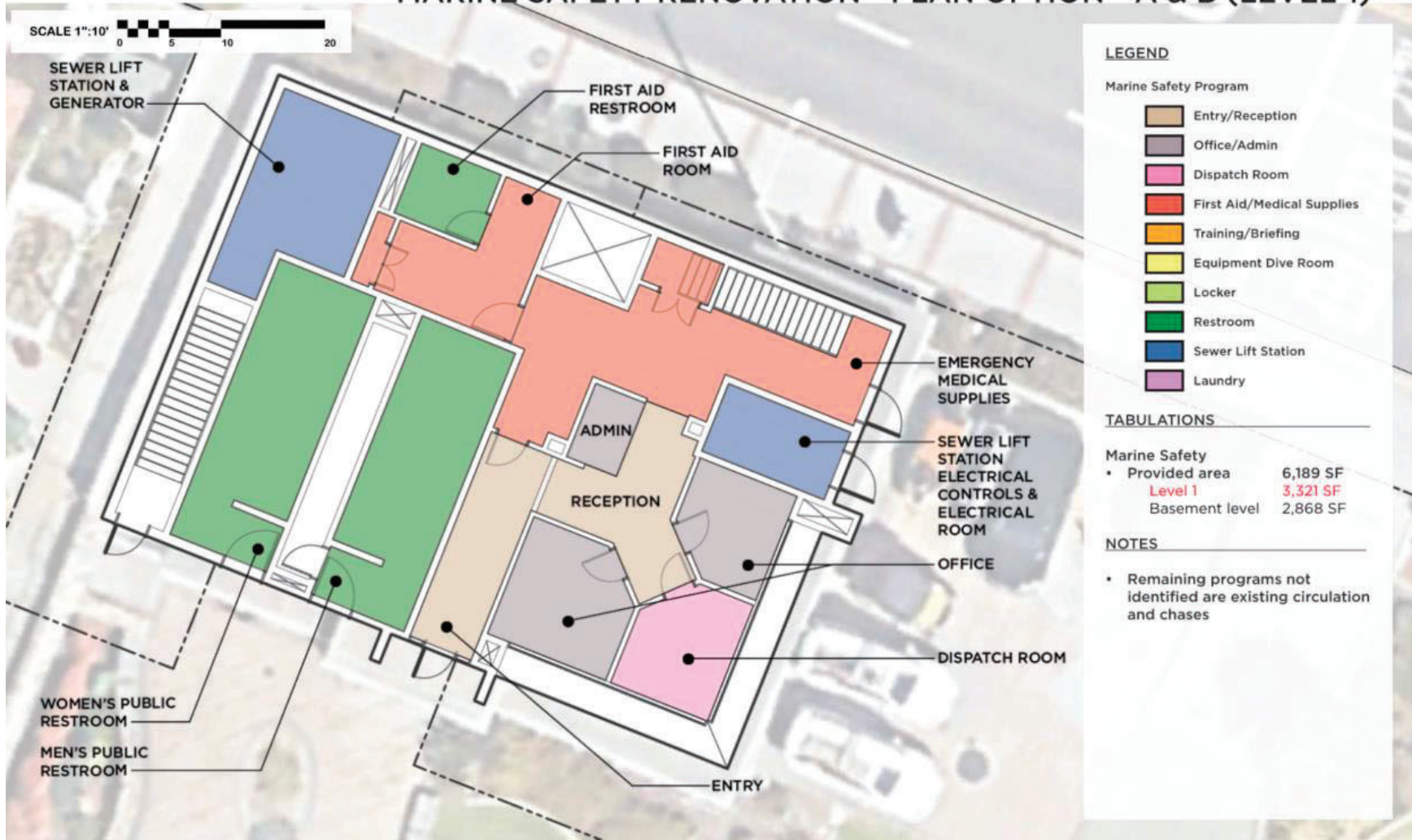


MARINE SAFETY TRAVEL SEQUENCE



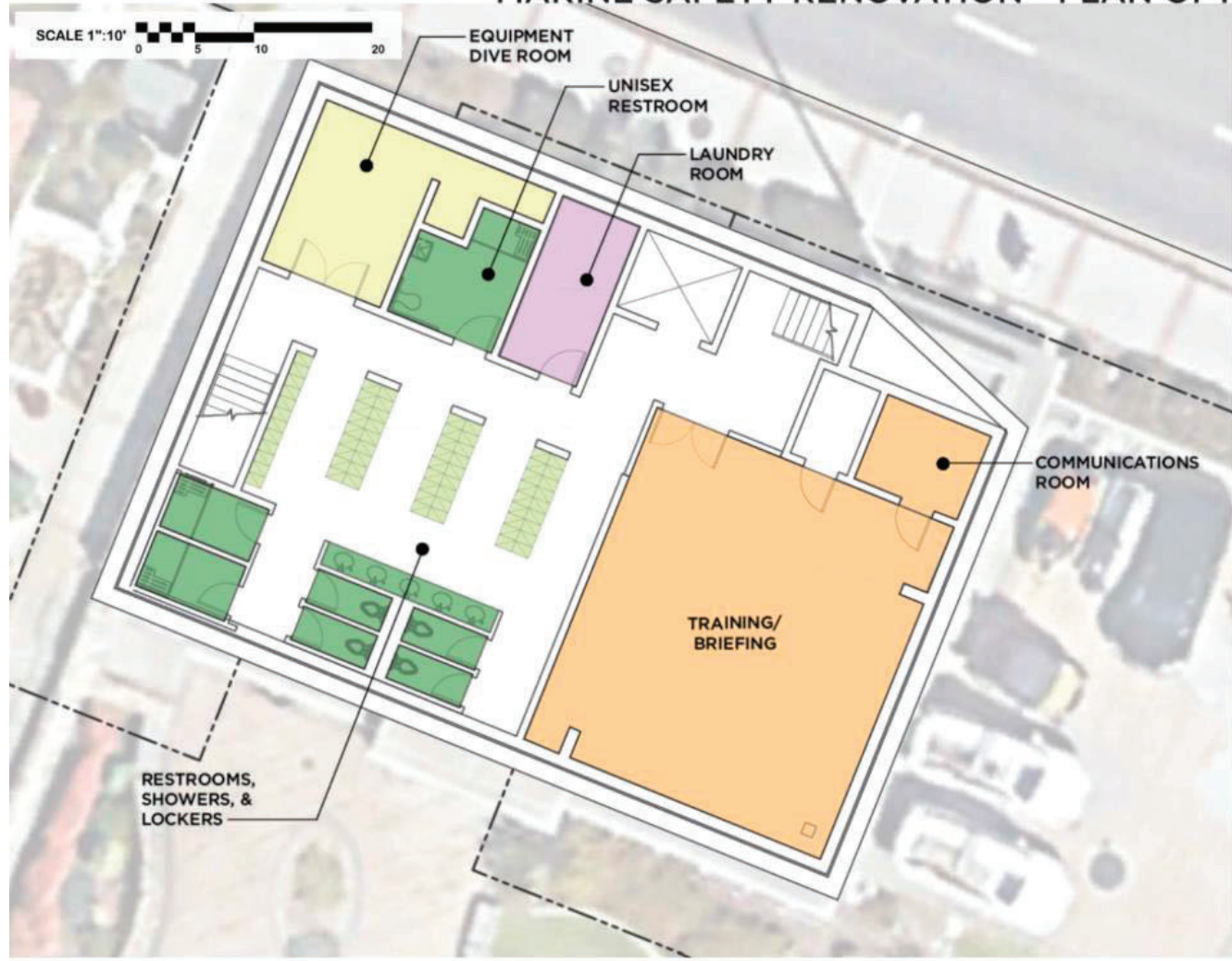


MARINE SAFETY RENOVATION - PLAN OPTION - A & B (LEVEL-1)





MARINE SAFETY RENOVATION - PLAN OPTION - A (LEVEL-B1)



LEGEND

Marine Safety Program

- Entry/Reception
- Office/Admin
- Dispatch Room
- First Aid/Medical Supplies
- Training/Briefing
- Equipment Dive Room
- Locker
- Restroom
- Sewer Lift Station
- Laundry

TABULATIONS

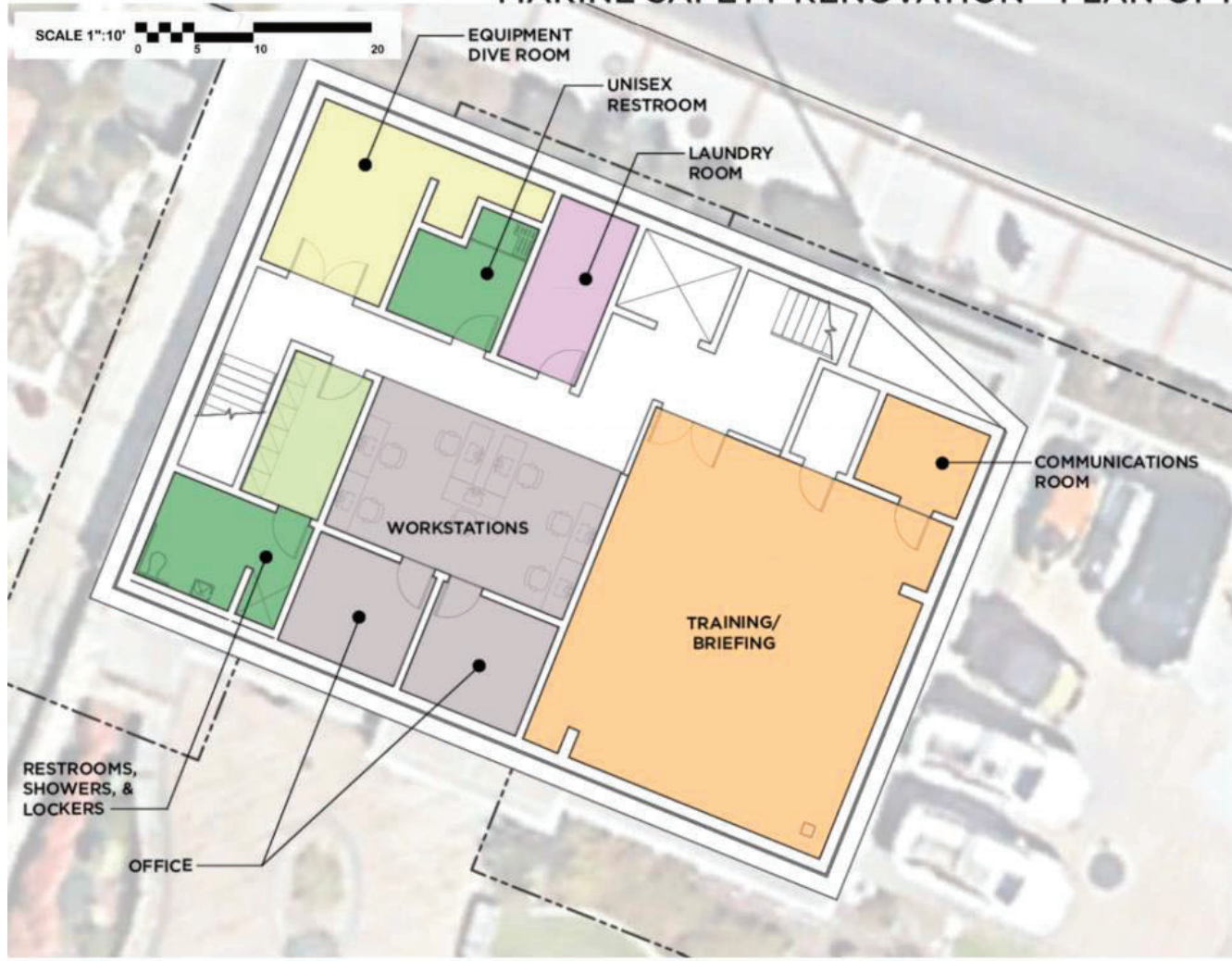
Marine Safety	
• Provided area	6,189 SF
Level 1	3,321 SF
Basement level	2,868 SF

NOTES

- (66) 12" w x 18" d full height lockers
- Option A short 1 plumbing fixture
- Remaining programs not identified are existing circulation and chases



MARINE SAFETY RENOVATION - PLAN OPTION - B (LEVEL-B1)



LEGEND

- Marine Safety Program
- Entry/Reception
 - Office
 - Dispatch Room
 - First Aid/Medical Supplies
 - Training/Briefing
 - Equipment Dive Room
 - Locker
 - Restroom
 - Sewer Lift Station
 - Laundry

TABULATIONS

Marine Safety	
• Provided area	6,189 SF
Level 1	3,321 SF
Basement level	2,868 SF

NOTES


- Option B moves a bulk of the lockers and showers to Public Works building
- (6) 24" w x 24" d full height lockers
- (7) additional work stations and (2) additional offices
- Remaining programs not identified are existing circulation and chases



PUBLIC WORKS PLAN EXISTING



LEGEND

 Existing Structure

TABULATIONS

Parking	
• On-site	9

NOTES

- Existing building is a 2-Story podium over ground level parking
- Zoning analysis was not developed for this site because all property work is located in interior of building.





MARINE SAFETY TO PUBLIC WORKS - LOCKER PLAN OPTION - A (LEVEL-1)



LEGEND

- Water closet only
- Restroom with shower and lavatory
- Lockers
- Breakroom
- Circulation

TABULATIONS

Public Works Building

- Provided area 2,654 SF
- Ground level 131 SF
- Level 1 1,582 SF
- Level 2 941 SF

- Lockers
- Provided lockers 59

NOTES

- 18" x 18" full height lockers





MARINE SAFETY TO PUBLIC WORKS - ADMIN PLAN OPTION - A (LEVEL-2)



LEGEND

- Office
- 6' x 6' Workstation
- Circulation

TABULATIONS

Public Works Building	
• Provided area	2,654 SF
Ground level	131 SF
Level 1	1,582 SF
Level 2	1,159 SF

NOTES



- (5) 6' x 6' work stations
- 3 offices



LOST PIER PLAN EXISTING



LEGEND

-  Existing Structure
-  Proposed Structure

TABULATIONS

Building	Area
• Lost Pier	1,633 SF

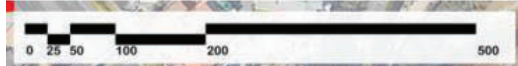
NOTES

- Zoning analysis was not developed for this site. The following exhibit was created to show extents of space needed to meet programmatic requirements.





MARINE SAFETY ADMIN BUILDING - SITE LOCATIONS



LEGEND

- Existing Structure
- Proposed Structure

NOTES

- Option A results in loss of 35 public parking stalls
- Option B results in loss of portion of playground
- Option C results in loss of 17 public parking stalls





MARINE SAFETY TO LOST PIER - PLAN OPTION - A (LEVEL-1)



LEGEND

- Existing Structure
- Proposed Structure

TABULATIONS

Building	
• Marine Safety	5,000 GSF
Parking	
• Marine Safety	12

NOTES

- Loss of 35 public parking stalls

Corporate Yard





Corporate Yard

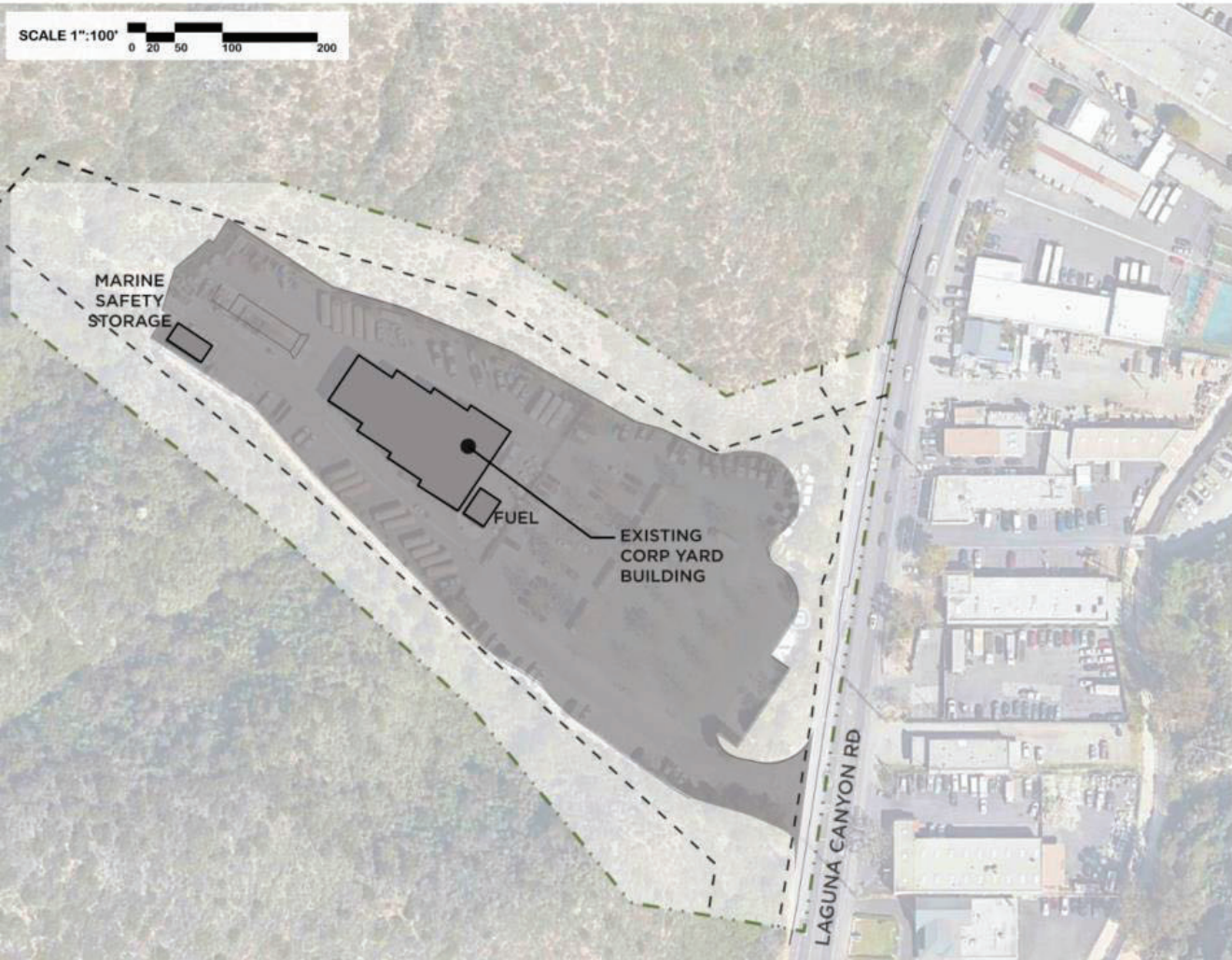
Key Concepts

- Relocate 2nd story archive storage to shops or new building to provide for needed administration space
- Addition of parking structure

CORPORATE YARD	EXISTING	FIXING DEFICIENCIES	FUTURE NEED
	SF	SF	SF
Office Building			
Administration	4,781	5,077	6,795
Water Quality Division	1,692	1,571	1,571
Net to Gross	592	592	1,476
Total Office Building Gross SF	7,064	7,240	9,842
Maintenance Shops			
Fleet Maintenance Shops	4,672	4,672	4,672
Street Maintenance Shops	1,691	1,682	1,656
Water Quality Shop	850	850	837
Facility Maintenance Shops	2,059	2,073	2,107
Net to Gross	1,320	1,315	1,636
Maintenance Shops Gross SF	10,592	10,592	10,908
OFFICE & MAINTENANCE SHOP GROSS SF	17,656	17,832	20,750
Exterior Components			
General	3,315	3,315	3,315
Transfer Station	4,100	4,100	4,100
Hazardous Material Storage	360	360	360
Material Bins	1,600	1,600	1,600
Water Quality Storage	300	300	300
Marine Safety Storage	4,100	4,100	4,100
EXTERIOR COMPONENTS SF	13,775	13,775	13,775



PLAN EXISTING



LEGEND

- Site Area
- Setbacks & Easements
- Existing Structure

TABULATIONS

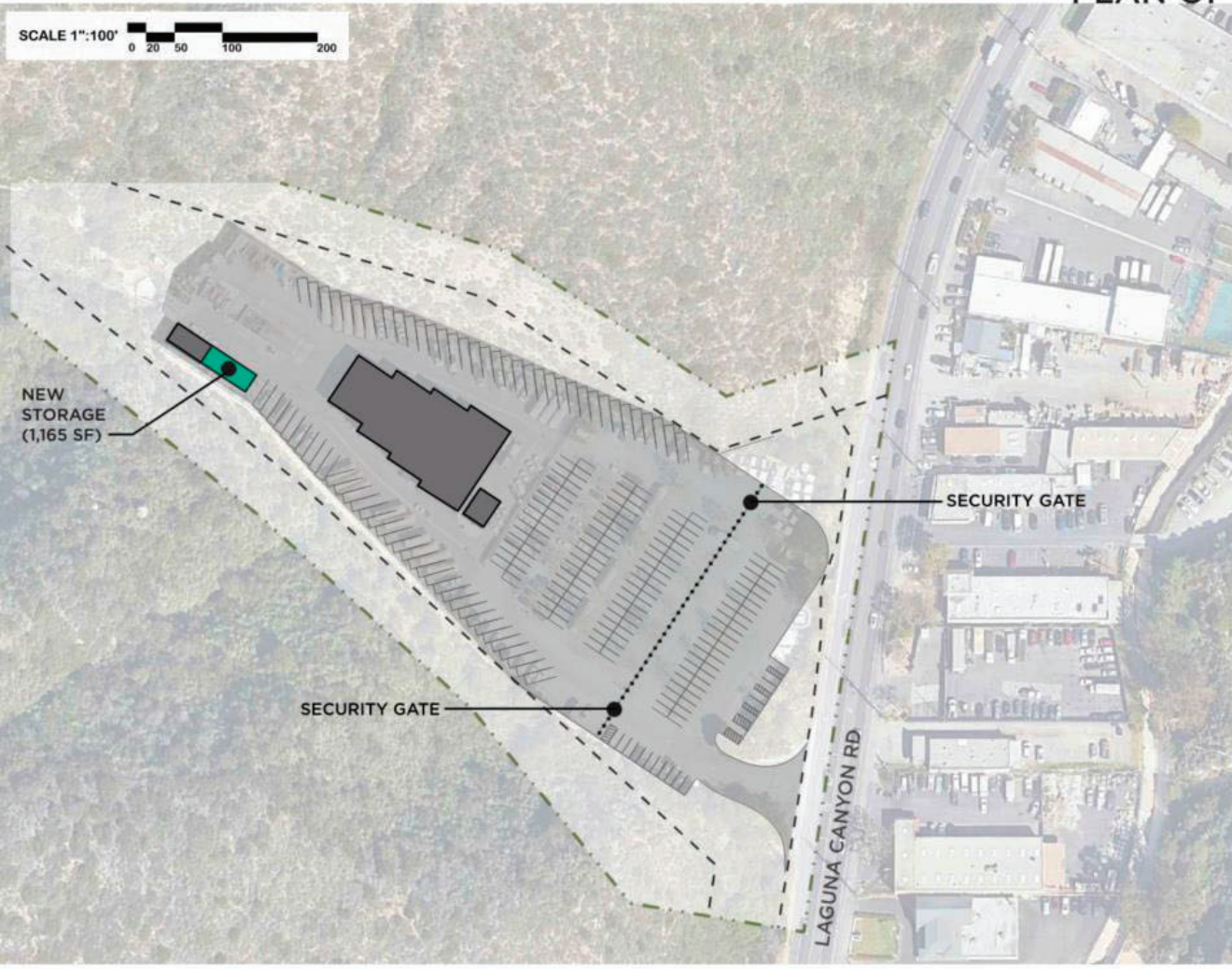
Building	17,712 SF
Parking existing on-site	
• Secure fleet	62
• Staff & visitor	254
• Total:	316 spaces

NOTES

- Zoning analysis was not developed for this site. The following exhibit was created to show extents of space needed to meet programmatic requirements.



PLAN OPTION - A1 (LEVEL-1)



LEGEND

- Site Area
- Setbacks & Easements
- Circulation
- New Gate
- Existing Structure
- New Corp Yard Program

TABULATIONS

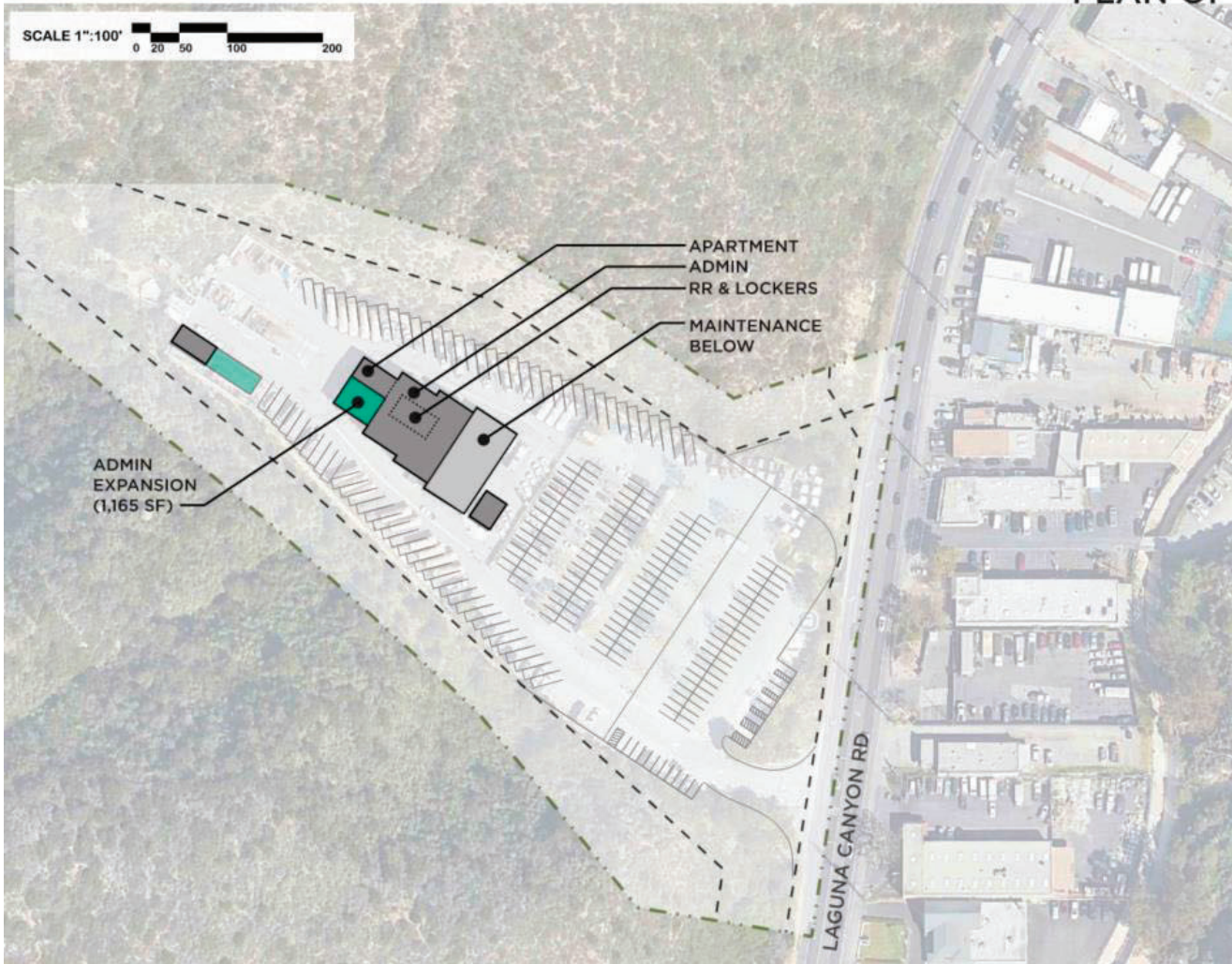
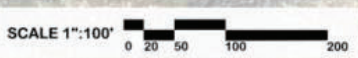
- 1,165 total SF gained
- Parking provided on-site
- Secure fleet program 93
- Secure fleet provided 93
- Staff & visitor program 86
- Staff & visitor provided 86
- Secured 86
- Unsecured 0
- Public parking 62
- Total: 241 spaces

NOTES

- No changes to first floor of building
- New storage building next to Marine Safety storage



PLAN OPTION - A1 (LEVEL-2)



LEGEND

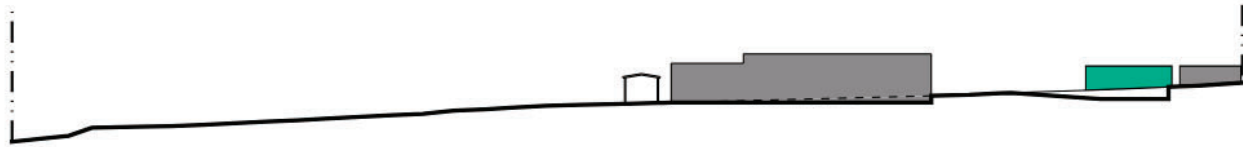
- Site Area
- Setbacks & Easements
- Circulation
- New Gate
- Existing Structure
- New Corp Yard Program

NOTES

- Admin expands into existing storage on second level
- Storage is moved to new exterior building

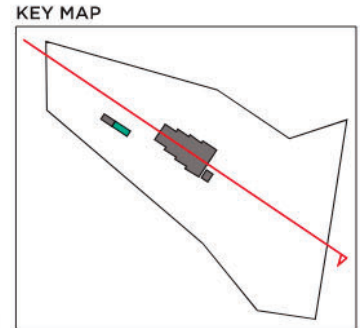


PLAN OPTION - A2 (SECTION)



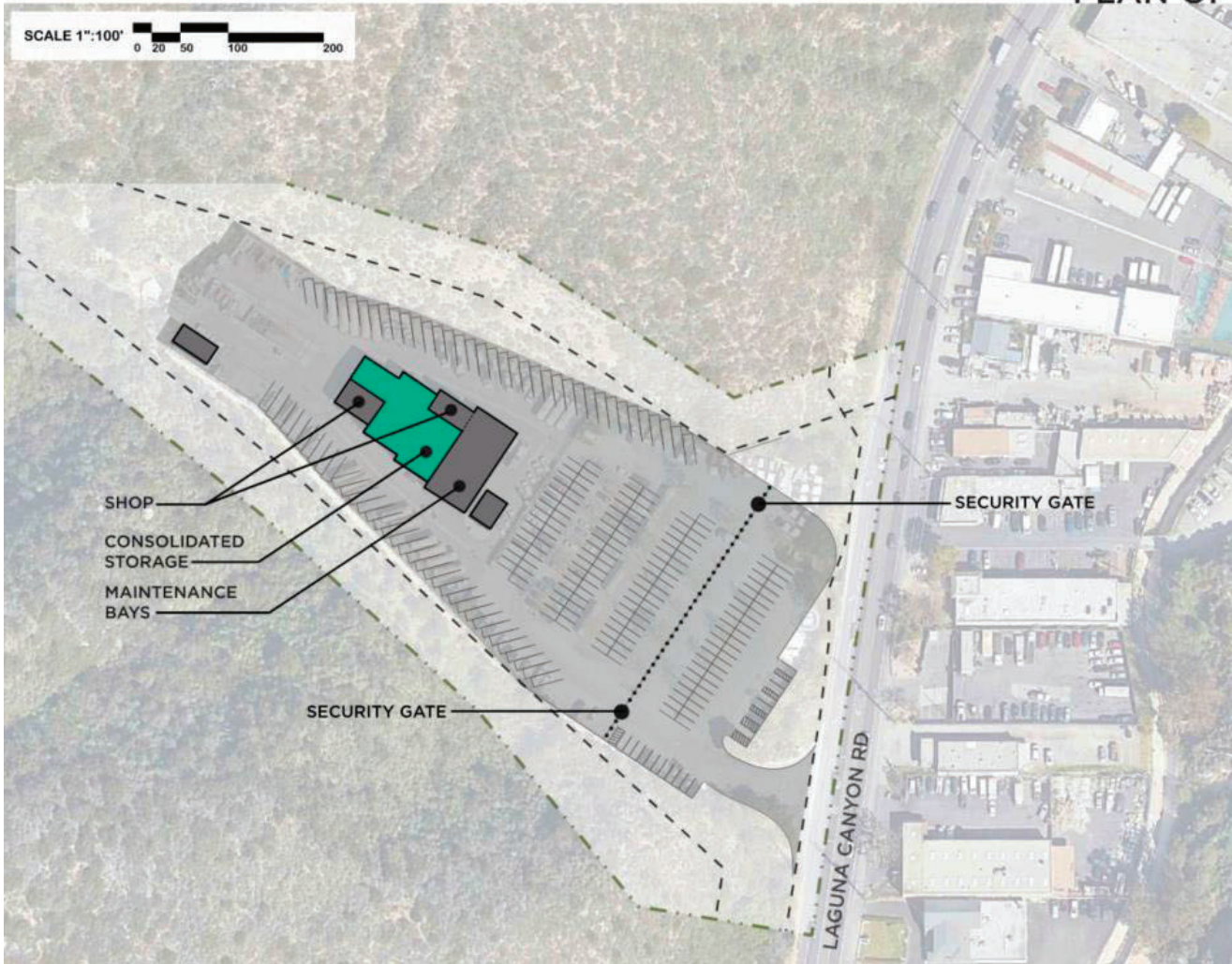
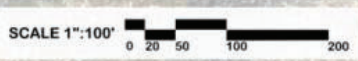
LEGEND

- . - . - Site Area
- Existing Structure
- New Corp Yard Program





PLAN OPTION - A2 (LEVEL-1)



LEGEND

- Site Area
- Setbacks & Easements
- Circulation
- New Gate
- Existing Structure
- New Corp Yard Program

TABULATIONS

Parking provided on-site

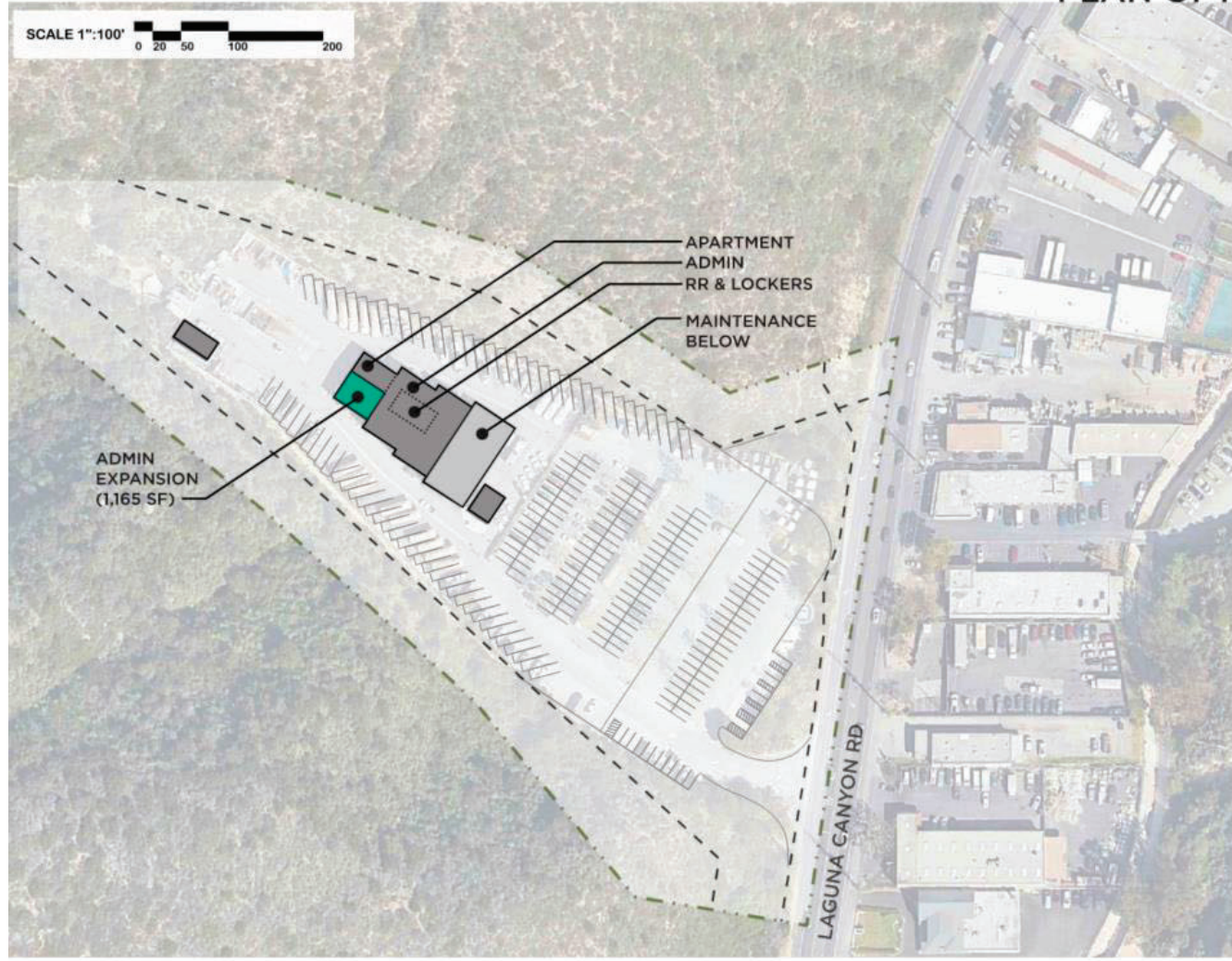
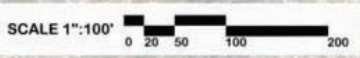
- Secure fleet program 93
- Secure fleet provided 93
- Staff & visitor program 86
- Staff & visitor provided 86
- Secured 86
- Unsecured 0
- Public parking 62
- Total: 241 spaces

NOTES

- Second floor storage to move to first floor
- First floor storage to be consolidated



PLAN OPTION - A2 (LEVEL-2)



LEGEND

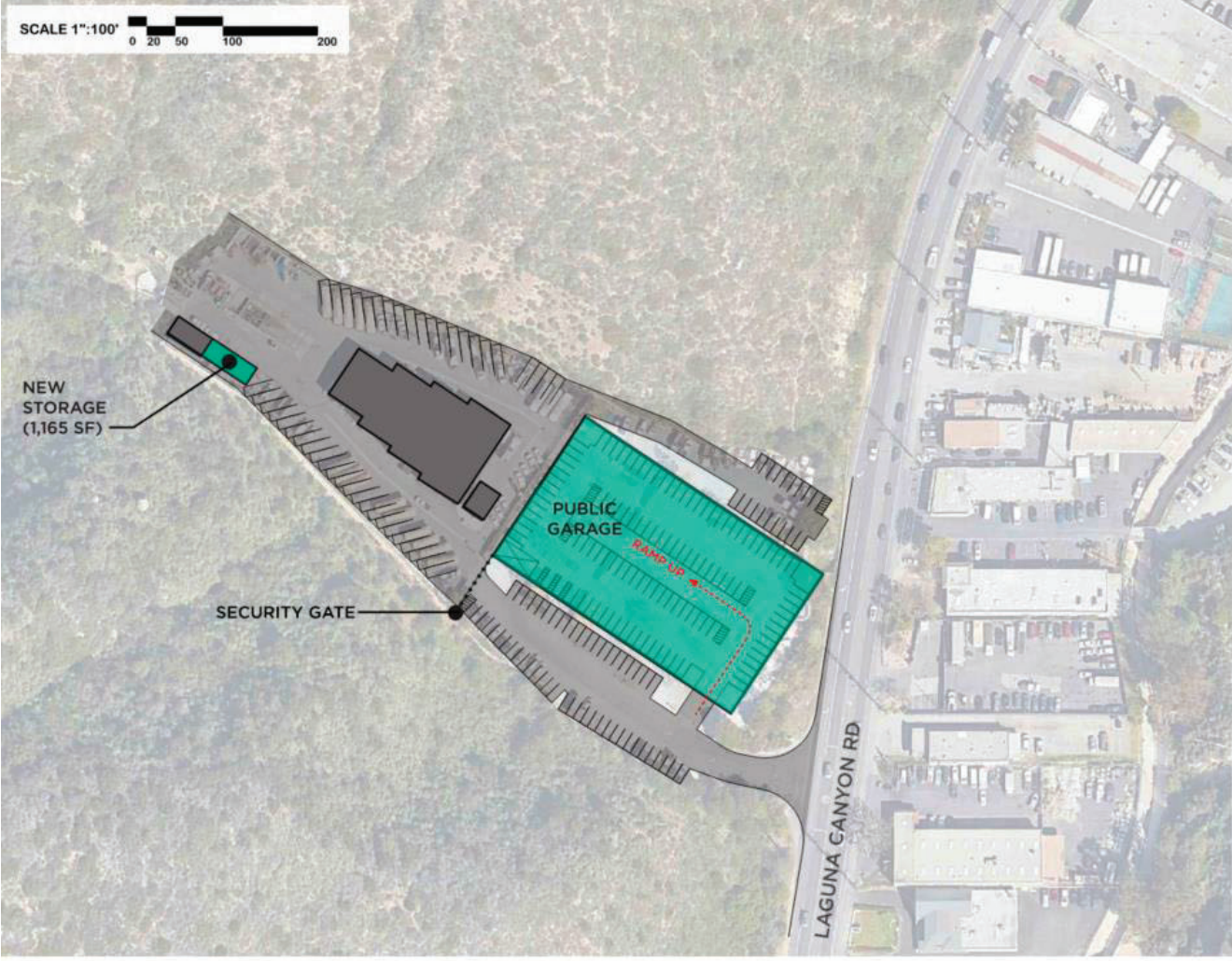
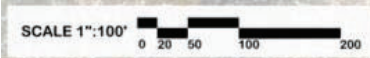
- Site Area
- Setbacks & Easements
- Circulation
- New Gate
- Existing Structure
- New Corp Yard Program

NOTES

- Storage is consolidated and moved to first floor
- Admin expands into existing storage on second level



PLAN OPTION - B1 (LEVEL-1)



LEGEND

- Site Area
- Setbacks & Easements
- Circulation
- New Gate
- Existing Structure
- New Corp Yard Program

TABULATIONS

- 1,165 total SF gained
- Parking provided on-site
 - Secure fleet program 93
 - Secure fleet provided 93
 - Staff & visitor program 86
 - Staff & visitor provided 87
 - Secured 87
 - Unsecured 0
 - Public parking 174
 - Total: 351 spaces

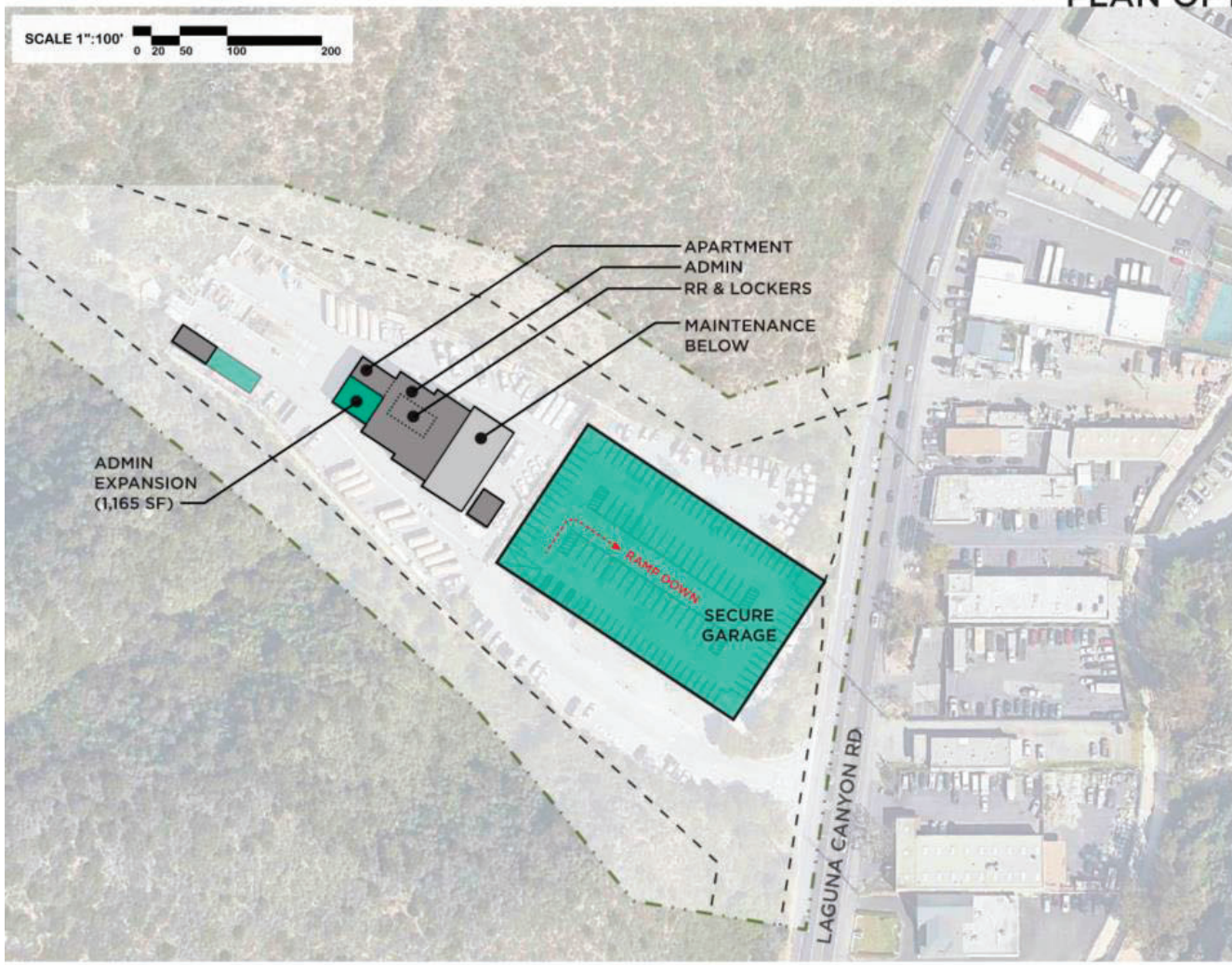
NOTES

- No changes to first floor of building
- New storage building next to Marine Safety storage
- Another level of 122 public parking stalls can be added below if required, making total public parking stalls = 296



PLAN OPTION - B1 (LEVEL-2)

SCALE 1"=100'
0 20 50 100 200



LEGEND

- Site Area
- Setbacks & Easements
- Circulation
- New Gate
- Existing Structure
- New Corp Yard Program

TABULATIONS

Parking provided on-site

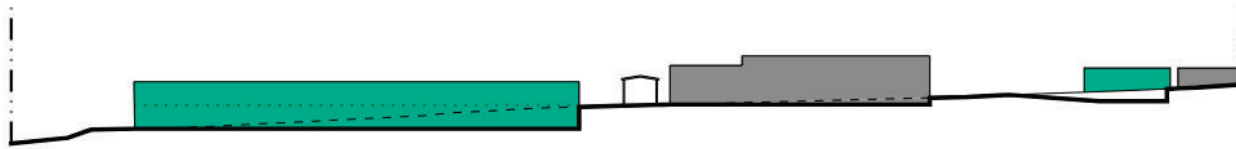
• Secure fleet program	93
• Secure fleet provided	93
• Staff & visitor program	86
• Staff & visitor provided	87
Secured	87
Unsecured	0
• Public parking	174
• Total: 351 spaces	

NOTES

- Admin expands into existing storage on second level
- Storage is moved to new exterior building
- Another level of 114 secure parking stalls can be added above if required, making total secure parking stalls = 294



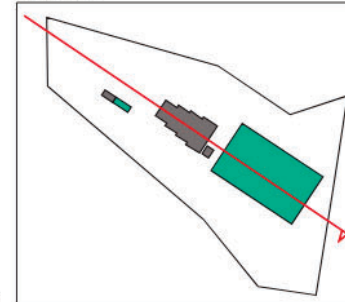
PLAN OPTION - B1 (SECTION)



LEGEND

-  Site Area
-  Existing Structure
-  New Corp Yard Program

KEY MAP



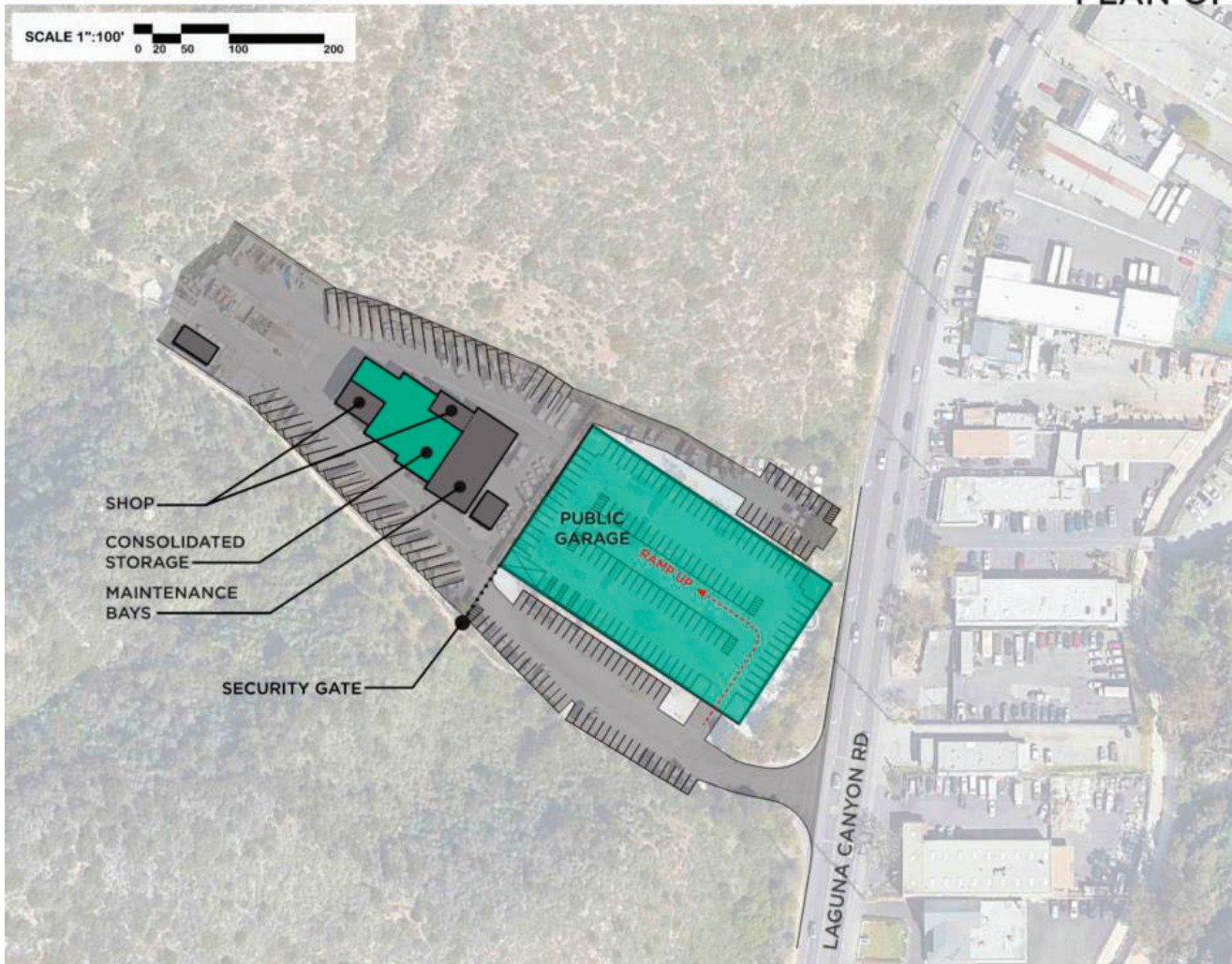
SCALE 1"=75'





PLAN OPTION - B2 (LEVEL-1)

SCALE 1"=100'
0 20 50 100 200



LEGEND

- Site Area
- Setbacks & Easements
- Circulation
- New Gate
- Existing Structure
- New Corp Yard Program

TABULATIONS

Parking provided on-site

- Secure fleet program 93
- Secure fleet provided 93

- Staff & visitor program 86
- Staff & visitor provided 87
- Secured 87
- Unsecured 0

- Public parking 174

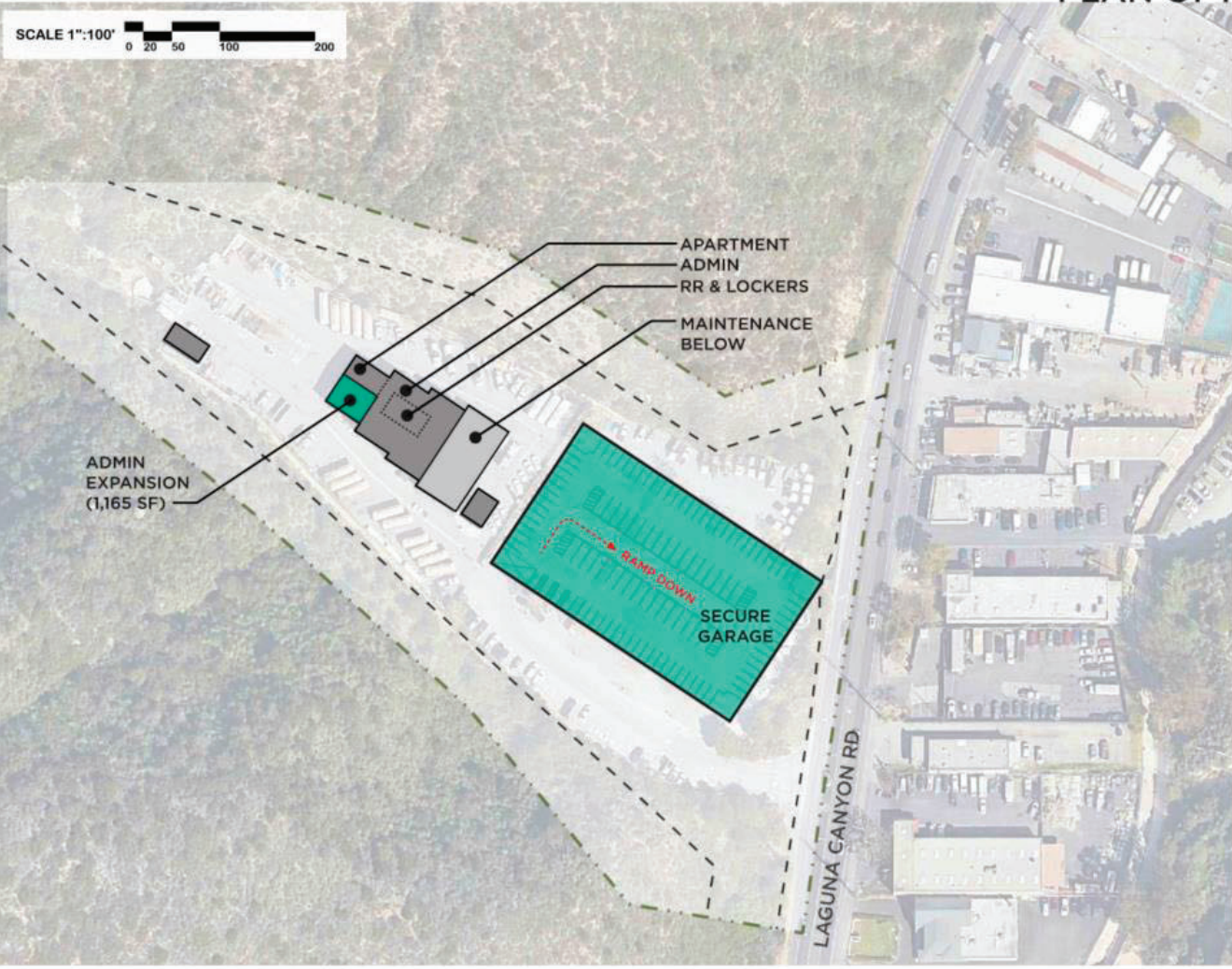
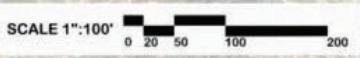
- Total: 351 spaces

NOTES

- Second floor storage to move to first floor
- First floor storage to be consolidated
- Another level of 122 public parking stalls can be added below if required, making total public parking stalls = 296



PLAN OPTION - B2 (LEVEL-2)



LEGEND

- Site Area
- Setbacks & Easements
- Circulation
- New Gate
- Existing Structure
- New Corp Yard Program

TABULATIONS

Parking provided on-site

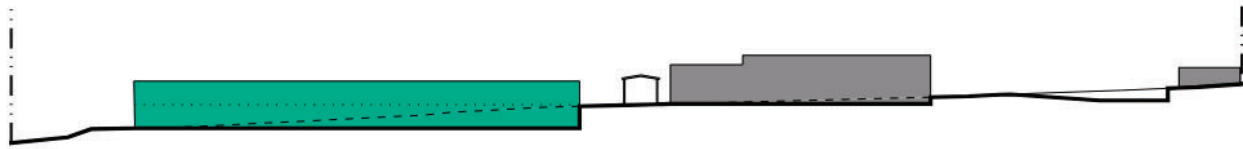
• Secure fleet program	93
• Secure fleet provided	93
• Staff & visitor program	86
• Staff & visitor provided	87
Secured	87
Unsecured	0
• Public parking	174
• Total: 351 spaces	

NOTES

- Storage is consolidated and moved to first floor
- Admin expands into existing storage on second level
- Another level of 114 secure parking stalls can be added above if required, making total secure parking stalls = 294

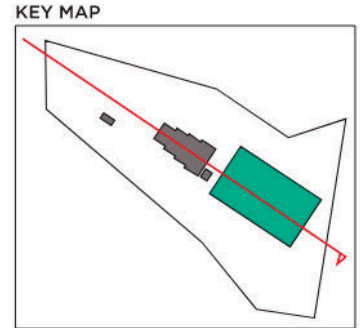


PLAN OPTION - B2 (SECTION)



LEGEND

- - - Site Area
- Existing Structure
- New Corp Yard Program



Animal Shelter

CITY OF LAGUNA BEACH
ANIMAL SHELTER

ANIMAL SHELTER



Animal Shelter

Key Concepts

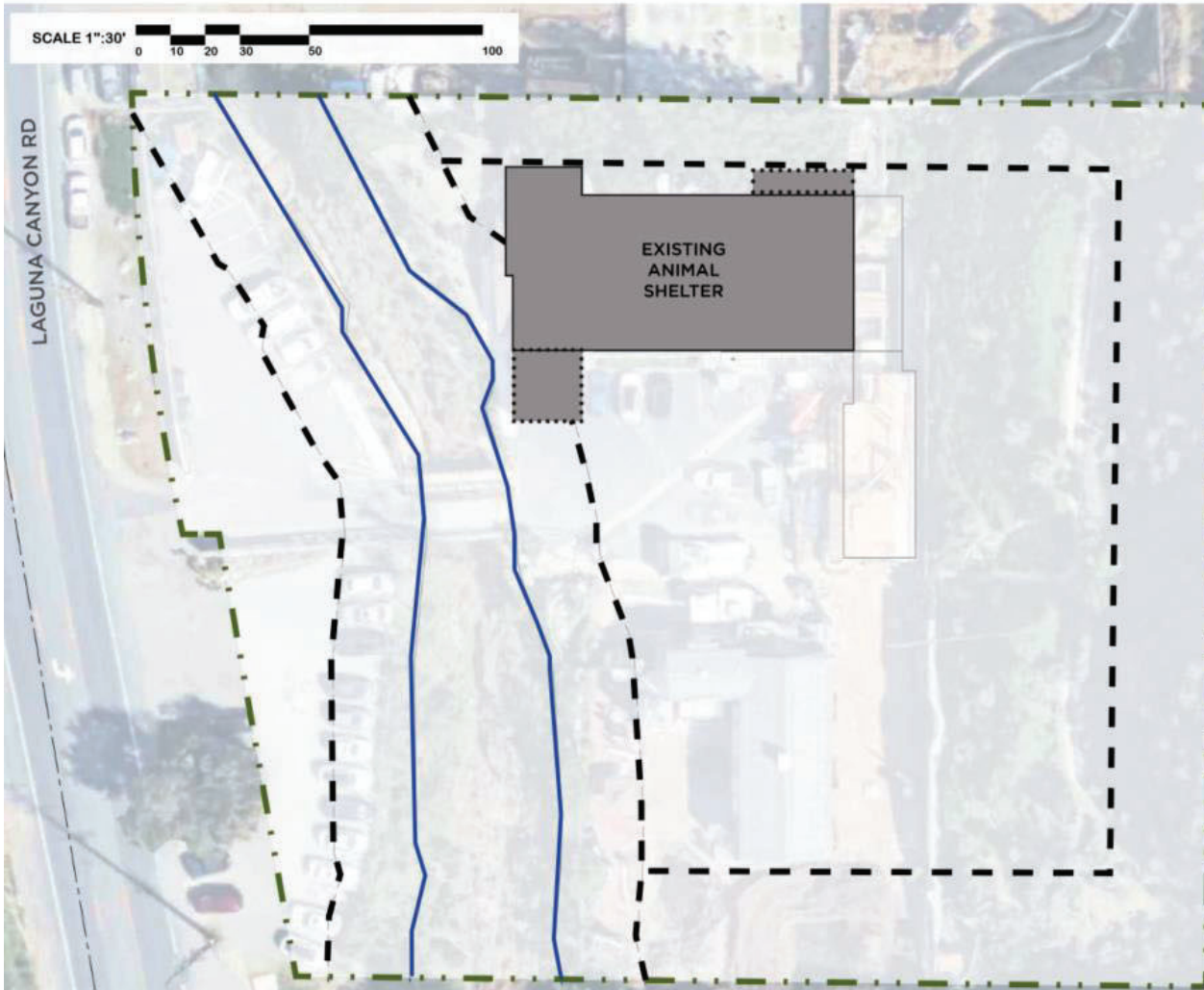
- Add needed administration space
- Leverage Marine Mammal Clinic
- Provide more delineated quarantine areas
- Provide additional support (storage, grooming, etc.)

ANIMAL SHELTER	EXISTING	FIXING DEFICIENCIES		FUTURE 'IDEAL' NEED	
	SF	STAFF	SF	STAFF	SF
Building Areas					
Administration	884	9	1,151	9	1,150
Housing Areas	2,561	0	2,561	0	3,159
Support Areas	408	0	716	0	915
Net to Gross SF	255		487		1,396
TOTAL BUILDING GROSS SF	4,108	9	4,992	9	6,980
Exterior Components	2,411		4,669		6,168

CITY OF LAGUNA BEACH
ANIMAL SHELTER



PLAN EXISTING



LEGEND

- Site Area
- Setbacks & Easements
- Existing Flood Control Channel
- Existing Structure
- Outdoor Area

TABULATIONS

Building	5,175 SF
Parking existing on-site	
• Staff & visitor	28

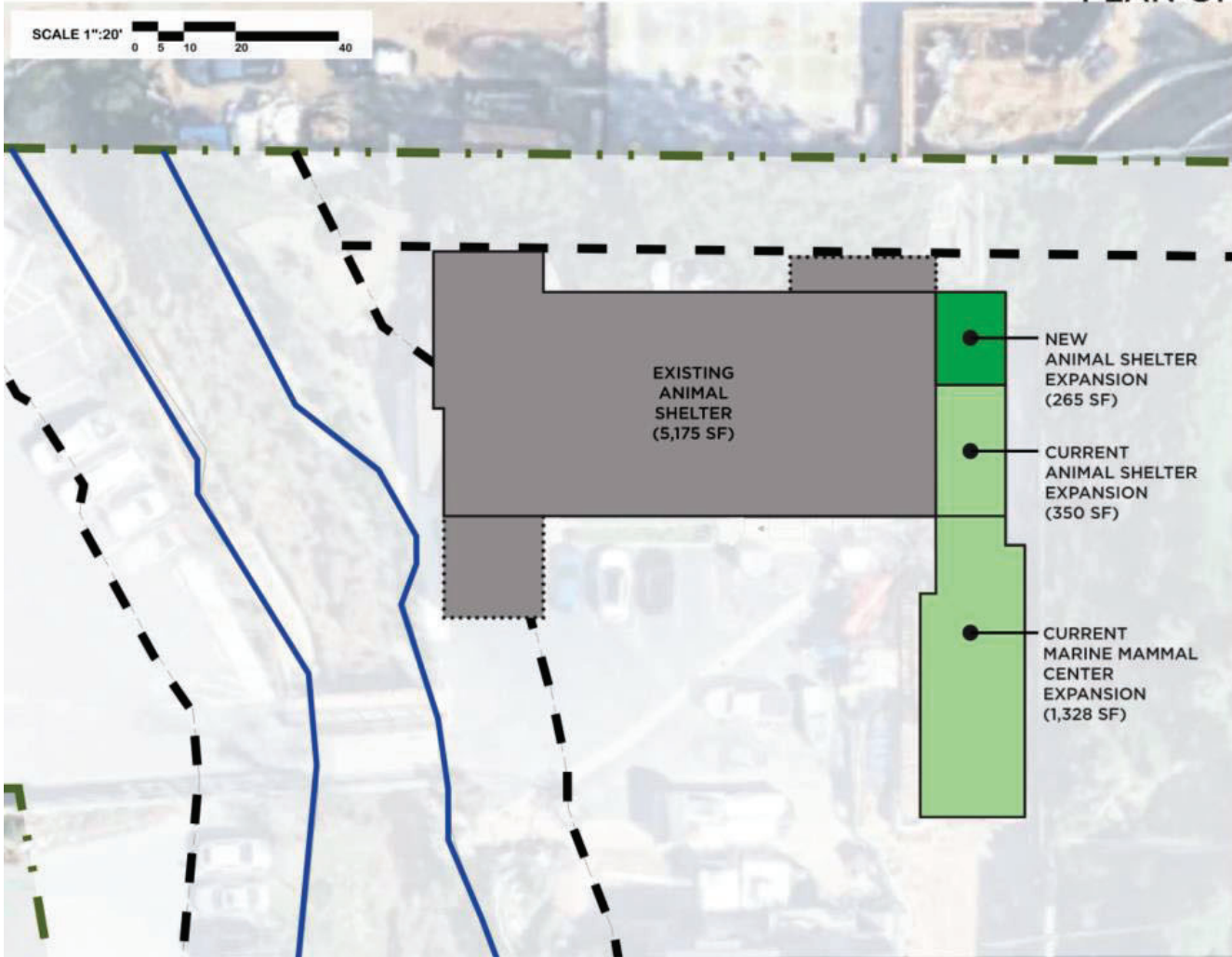
NOTES

- Zone: I Institutional
- Setbacks
- Front yard setback = 40'-0" (25.28.030 C2)
 - Side yard setbacks = 34'-0" at S (25.28.030 C3) 20'-0" at N
 - Rear yard setbacks = 30'-0" (25.28.030 C4)
- Coverage
- Max coverage (35%) = 29,200' (25.28.030 C5)



PLAN OPTION - A (LEVEL-1)

SCALE 1"=20'
0 5 10 20 40



LEGEND

- Site Area
- Setbacks & Easements
- Existing Flood Control Channel
- Existing Structure
- Outdoor Area
- New Shelter Program
- Current Expansion

TABULATIONS

Building	
• Existing area	5,175 SF
• Program area	6,980 SF
• Provided area	6,980 SF
1st level	5,790 SF
2nd level	1,190 SF
• Net gain	1,805 SF

NOTES

- 1,105 SF required to meet program needs
- Current expansion provides vertical circulation (Elevator & stair)

EXCELLENCE IN PROJECT DELIVERY



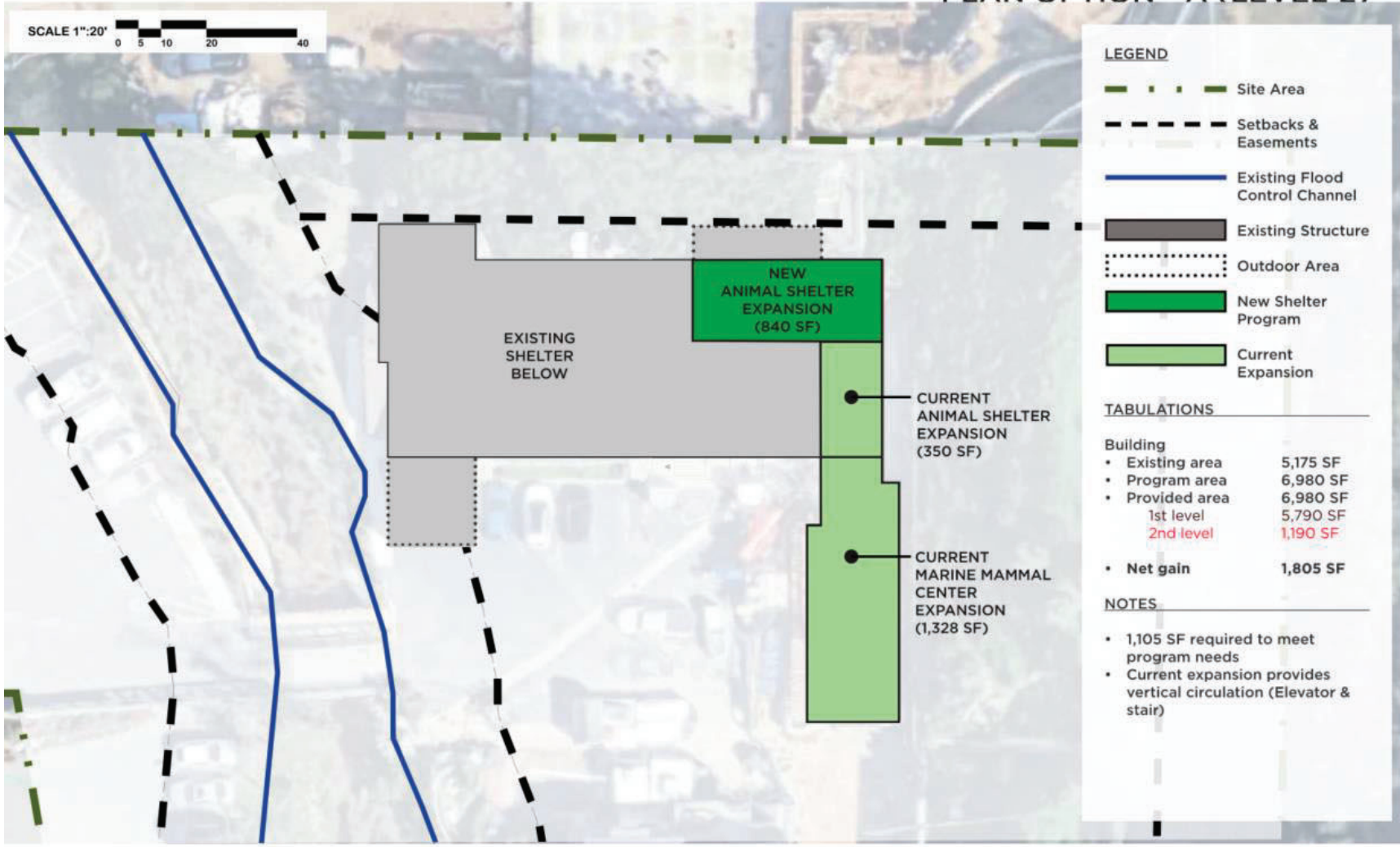
CITY OF LAGUNA BEACH FACILITIES MASTER PLAN

Animal Shelter





PLAN OPTION - A (LEVEL-2)



LEGEND

- Site Area
- Setbacks & Easements
- Existing Flood Control Channel
- Existing Structure
- Outdoor Area
- New Shelter Program
- Current Expansion

TABULATIONS

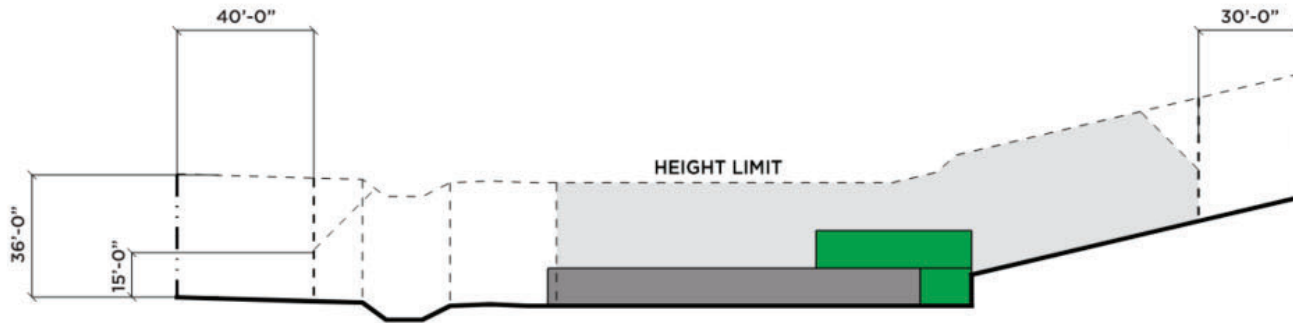
Building	
• Existing area	5,175 SF
• Program area	6,980 SF
• Provided area	6,980 SF
1st level	5,790 SF
2nd level	1,190 SF
• Net gain	1,805 SF

NOTES

- 1,105 SF required to meet program needs
- Current expansion provides vertical circulation (Elevator & stair)



PLAN OPTION - (SECTION)



LEGEND

- Property line
- Building Setbacks
- Existing structures
- Animal Shelter New Program Area
- Buildable Area

NOTES

- Height Standards**
- Max height = 36'
(25.28.020 D1)
(25.08.016 Height b2)
 - Where portions of a new building or additions to a building attain a height in excess of 15' above the natural grade of the required front setback, such portions shall maintain, in addition to the required building setback, an additional foot of distance for every foot of height in excess of 15'
(25.50.004 D)

KEY MAP

