

## **TOWN HALL - FACILITIES MASTER PLAN**

As part of the next phase of the Facilities Master Plan (FMP), the City of Laguna Beach will host a Town Hall meeting on April 24 at the Laguna Beach Community and Susi Q Center to engage the community in reviewing proposed site utilization concepts for City facilities.

The FMP is a long-term strategic initiative aimed at guiding investment in City-owned buildings over the next 20 to 30 years, ensuring they remain safe, functional, and aligned with the evolving needs of the community.

The Town Hall will provide an opportunity to share the concepts developed through the Facilities Master Plan and gather valuable input from the community. The event will include a presentation by City staff and LPA Design Studios, who will share site utilization studies concepts for modernizing and reimagining key City facilities and the services they support. The site utilization studies presented are conceptual in nature and intended to serve as a starting point for conversations. They are based on facility conditions, identified needs, historical context, and site-specific considerations and constraints.

## **TOWN HALL FORMAT**

The Town Hall is proposed as a three-hour community event, structured into three segments based on facility service areas. Each segment will include:

- **20–30 minutes** of design presentations led by Charlie Williams from LPA, showcasing proposed options for facility expansion, consolidation, or repurposing.
- **30–40 minutes** of community discussion, designed to gather public feedback with a staff focus on “listening to learn.”

This format is designed to ensure broad participation and allow residents to offer meaningful input.

## **FACILITIES TO BE PRESENTED**

### **1. Public Safety and Civic Services**

- Village Entrance
- City Hall
- Police Headquarters
- Fire Stations 1, 2, and 3
- Marine Safety Headquarters
- Corporate Yard
- Animal Shelter

### **2. Community Services and Recreation**

- Susi Q Senior Center

- Laguna Beach Community & Recreation Center
- Lang Park

### **3. Arts, Culture, and Library Services**

- Laguna Beach Library
- Festival of Arts and Playhouse
- Forum Theater

Each segment will focus on themes such as accessibility, growth, and service delivery improvements.

#### **NEXT STEPS:**

Following the Town Hall, City staff will compile community feedback in collaboration with Griffin Structures, the City's project and program management consultant. Griffin will assist in evaluating the input to help inform updates to the site utilization studies. These refined concepts will be presented to the City Council in May or June,

#### **LEARN MORE:**

For more information about the Facilities Master Plan and to explore related documents and updates, please visit the City's official FMP webpage:

 [lagunabeachcity.net/our-initiatives/facilities-master-plan](https://lagunabeachcity.net/our-initiatives/facilities-master-plan)

#### **ABOUT THE FACILITIES MASTER PLAN:**

The Facilities Master Plan is a strategic initiative to assess, modernize, and prioritize Laguna Beach's public facilities over the next 20-30 years. The plan evaluates infrastructure conditions, future service needs, and opportunities for expansion, consolidation, or relocation to improve operational efficiency and community service.

A coastal landscape featuring a rocky shoreline in the foreground, a sandy beach, and waves breaking against the rocks. In the background, a line of tall palm trees stands on a cliffside under a clear sky. The overall scene is serene and scenic.

# City of Laguna Beach

## Facilities Master Plan



# Public Safety & Civic Services

# Village Entrance & Civic Center

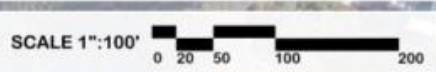
A photograph of a paved walkway leading to a fenced area, with a hillside and a building in the background. The walkway is on the left, bordered by a low concrete curb. To the right of the curb is a fence made of vertical wooden posts. In the background, there is a large, dry, brownish hillside and a multi-story building with a tiled roof on the right side. The sky is clear and blue. The overall scene is brightly lit, suggesting a sunny day.



# PLAN EXISTING



**CITY OF LAGUNA BEACH FACILITIES MASTER PLAN**  
Village Entrance



**LEGEND**

- - - Site Area
- Laguna Creek
- Existing Structures

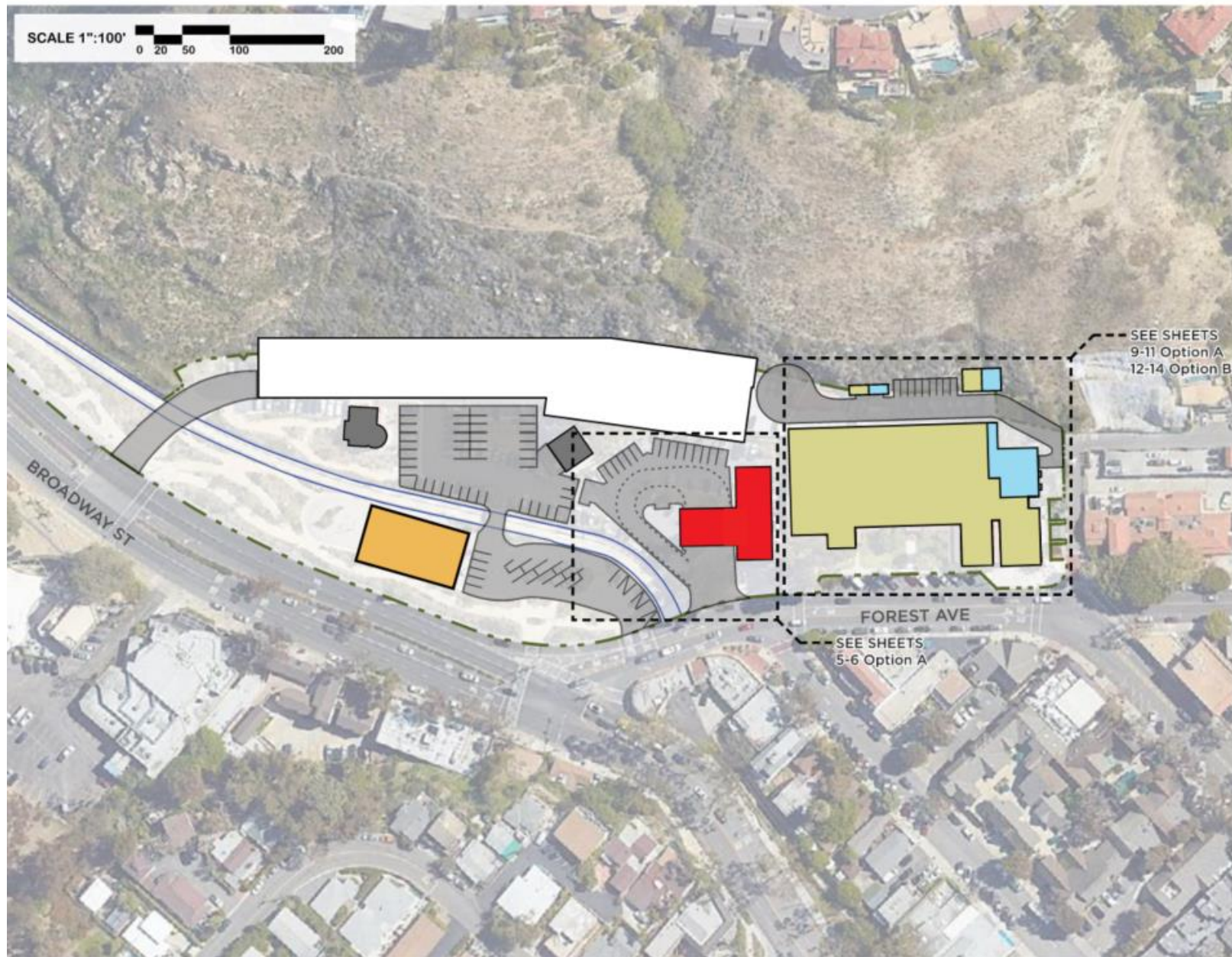
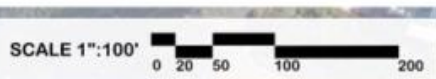


EXCELLENCE IN PROJECT DELIVERY





# PLAN OPTION - 1



### LEGEND

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

### TABULATIONS

<b>City Hall/Police Department</b>	
• 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
<b>Fire Station #1</b>	
• Program area	11,670 SF
• Provided area	11,670 SF
• Provided secure parking	15
• Provided visitor parking	0
<b>Proposed Building</b>	
• Provided area	6,340 SF
• Provided parking	77

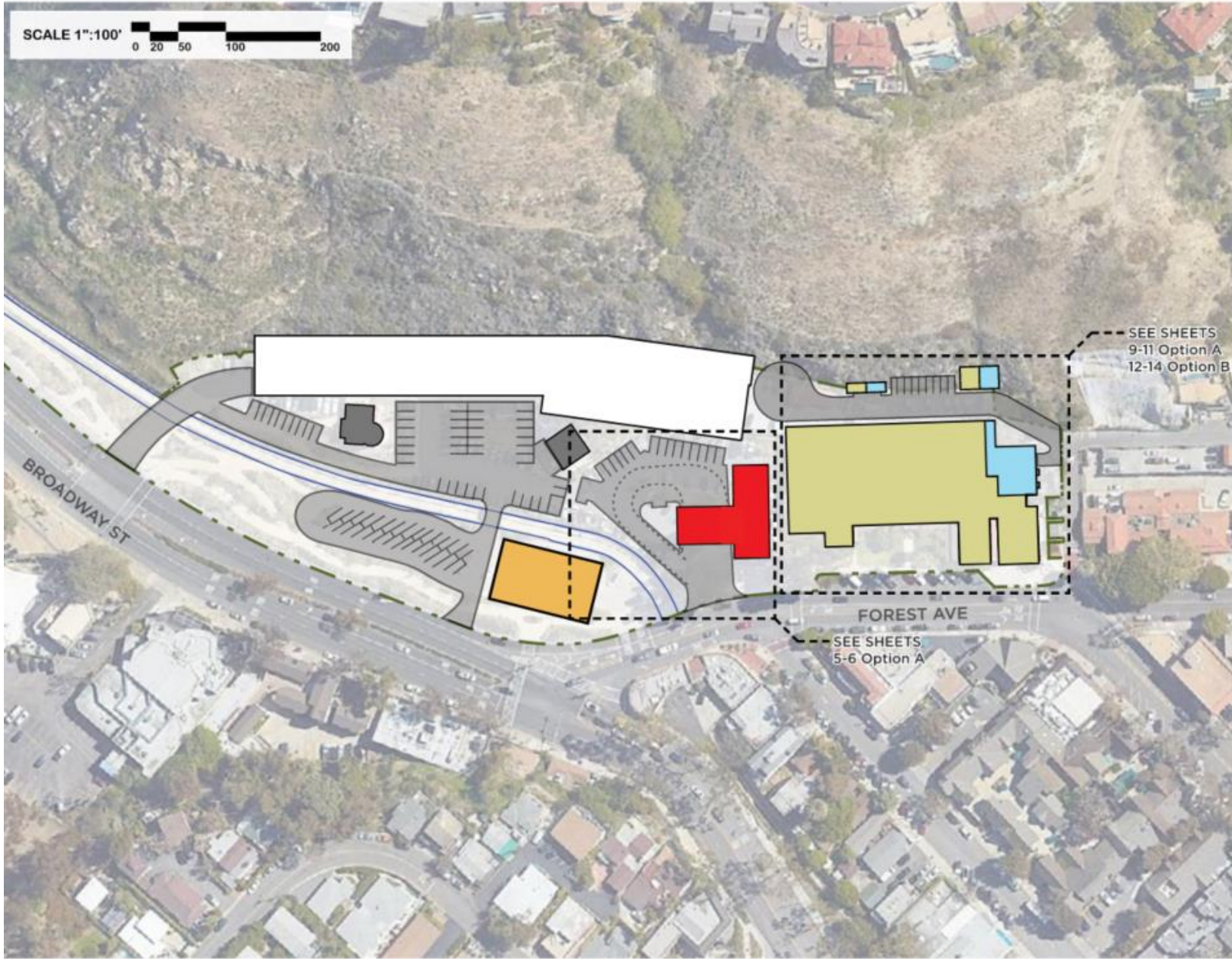




# PLAN OPTION - 2



SCALE 1"=100'  
0 20 50 100 200



### LEGEND

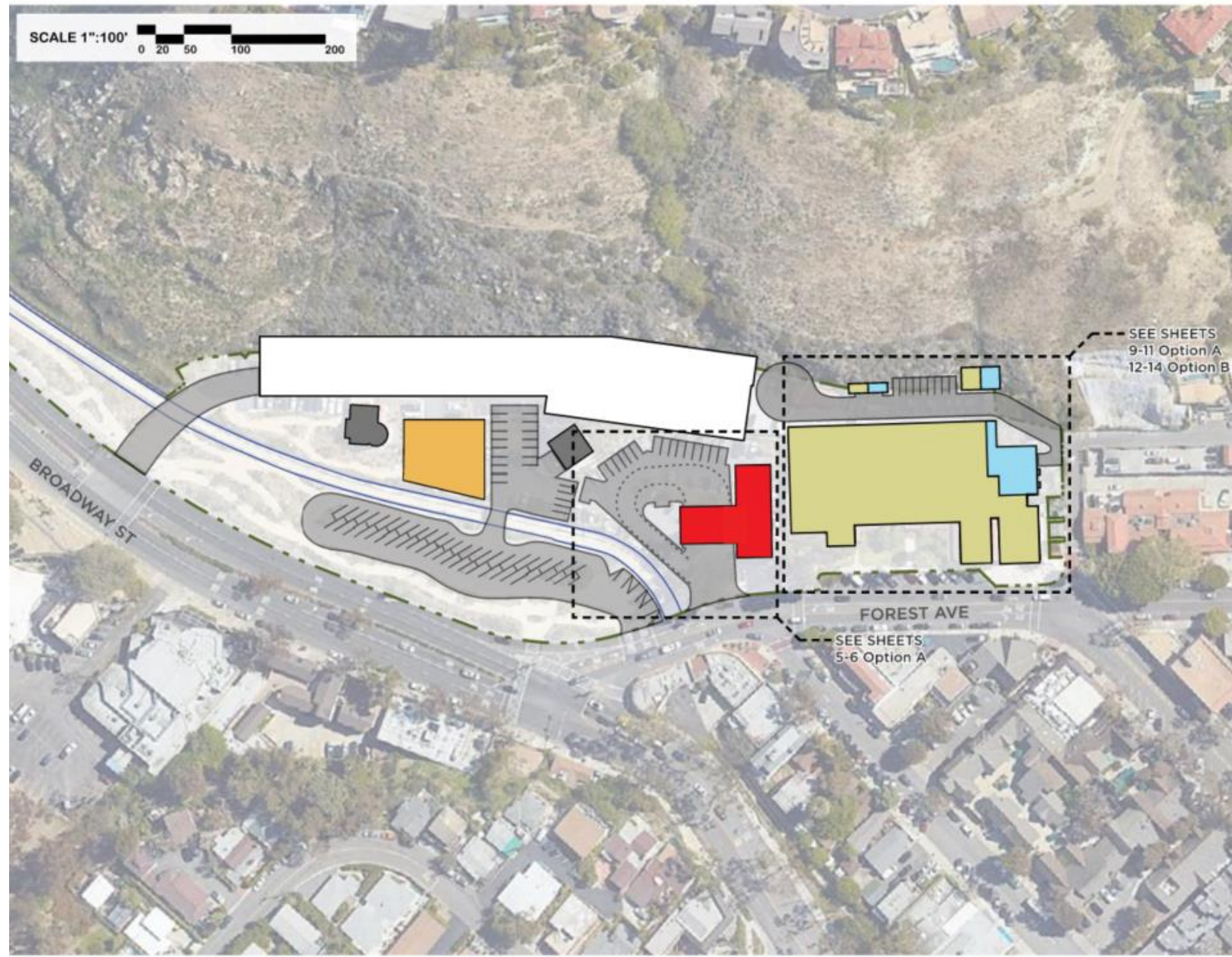
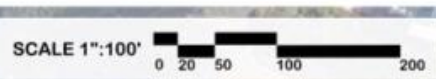
- Site Area
- Laguna Creek
- Existing Structures
- Parking Structure
- Fire Admin & Fire Station 1
- Police Department
- City Hall
- Proposed Building

### TABULATIONS

<b>City Hall/Police Department</b>	
• 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
<b>Fire Station #1</b>	
• Program area	11,670 SF
• Provided area	11,670 SF
• Provided secure parking	15
• Provided visitor parking	0
<b>Proposed Building</b>	
• 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

<b>City Hall/Police Department</b>	
• 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
<b>Fire Station #1</b>	
• Program area	11,670 SF
• Provided area	11,670 SF
• Provided secure parking	15
• Provided visitor parking	0
<b>Proposed Building</b>	
• Provided area	6,400 SF
• Provided parking	89



# City Hall

CITY HALL

COMMUNITY DEVELOPMENT

Planning - Zoning

COMMUNITY

Cultural



# 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
<b>Building Areas</b>			
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 Svs.	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
<b>TOTAL BUILDING GROSS SF</b>	<b>25,252</b>	<b>34,102</b>	<b>38,575</b>
Exterior Components	2,640	2,720	2,900

CITY OF LAGUNA BEACH  
POLICE DEPARTMENT

# Police Department

N  
FOOD, S  
PETS or CE  
ENTR

# 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
<b>Building Areas</b>			
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
<b>TOTAL BUILDING GROSS SF</b>	<b>12,845</b>	<b>25,642</b>	<b>27,330</b>
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

FOREST AVE.



# 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.

EXCELLENCE IN PROJECT DELIVERY



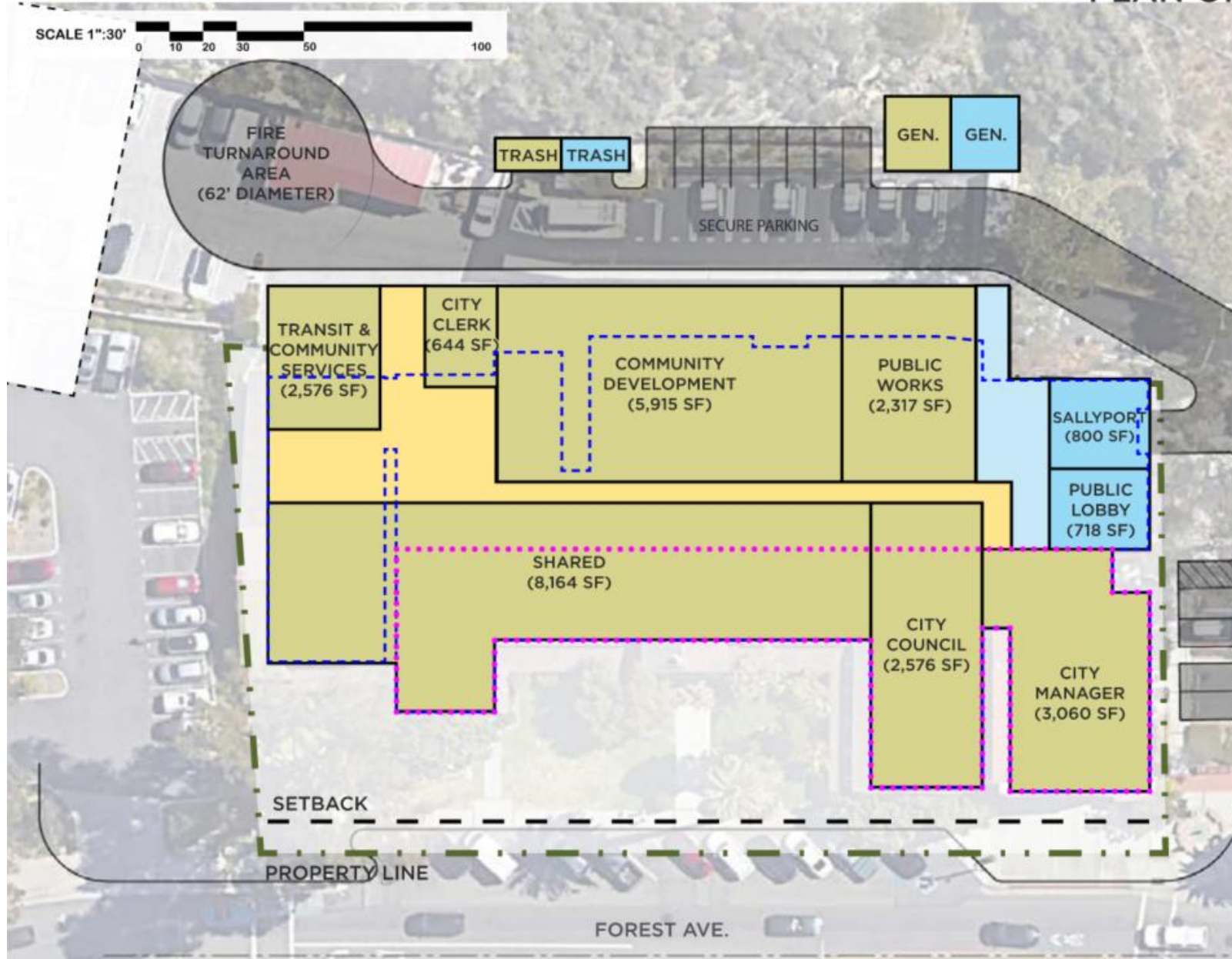
CITY OF LAGUNA BEACH FACILITIES MASTER PLAN

City Hall & Police Department





# 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

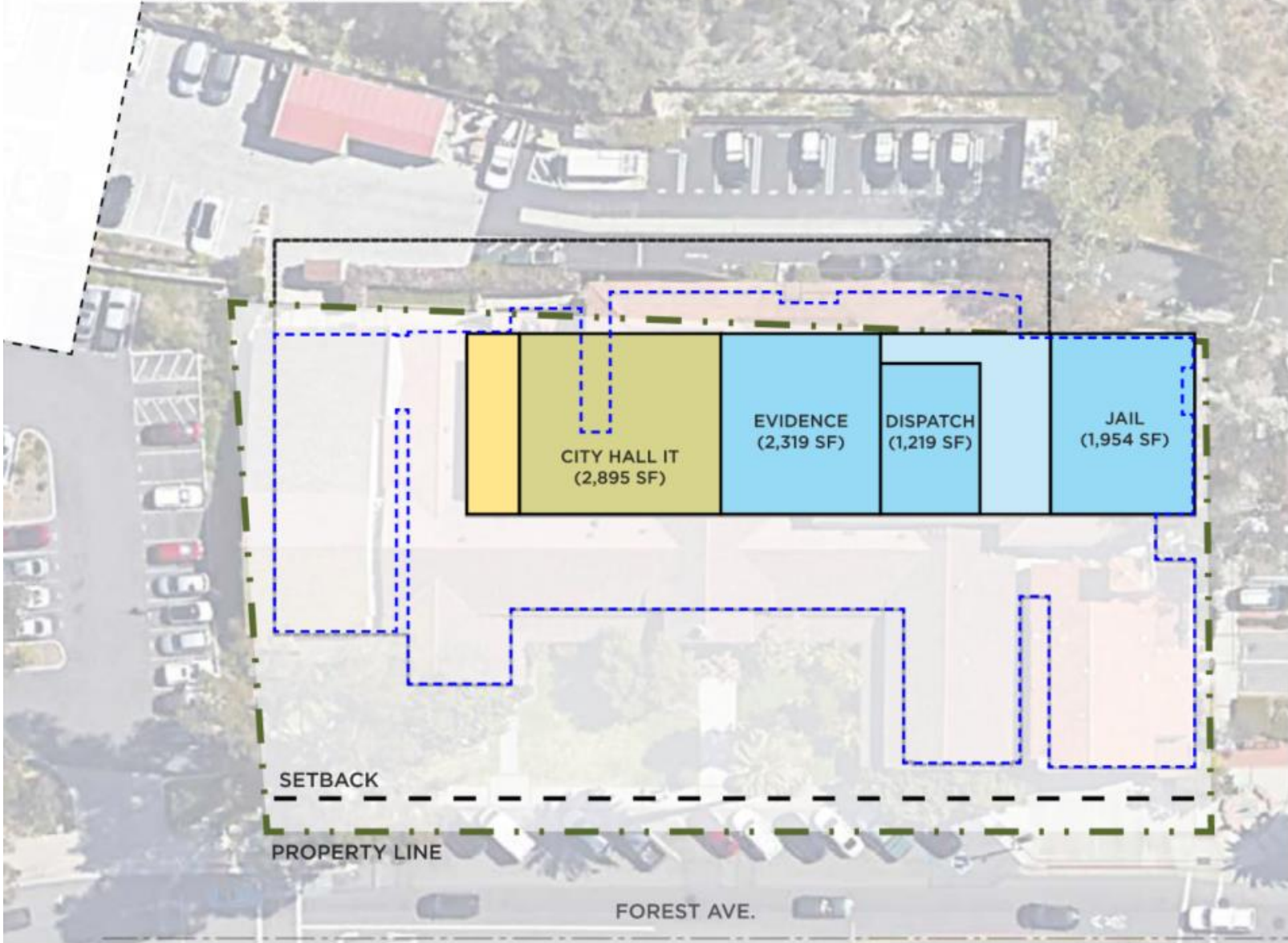
<b>City Hall</b>	
• Program area	38,575 SF
• Provided area	38,672 SF
1st level	27,760 SF
<b>Police Department</b>	
• Program area	29,873 SF
• Provided area	27,019 SF
1st level	2,700 SF
• <b>Net Gain</b>	<b>21,078 SF</b>
<b>Parking provided on-site</b>	
• Program staff	164
• Provided staff	9
• Program visitor	138
• Provided visitor	19
• <b>Remaining program parking to be provided in future structure</b>	





# PLAN OPTION - A (LEVEL-B1)

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

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

EXCELLENCE IN PROJECT DELIVERY



**CITY OF LAGUNA BEACH FACILITIES MASTER PLAN**

City Hall & Police Department

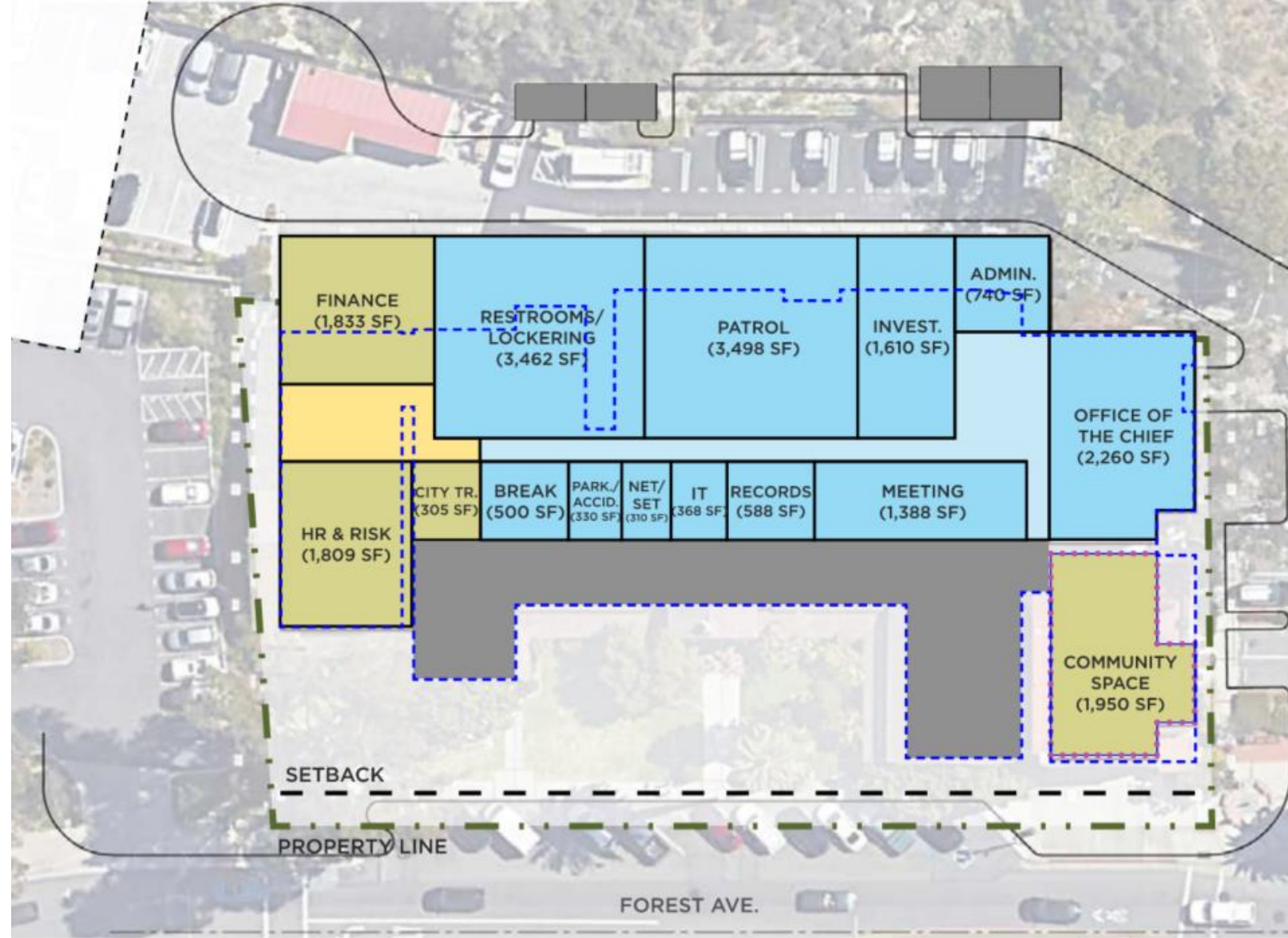




# PLAN OPTION - A (LEVEL-2)



EXCELLENCE IN PROJECT DELIVERY



### 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

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

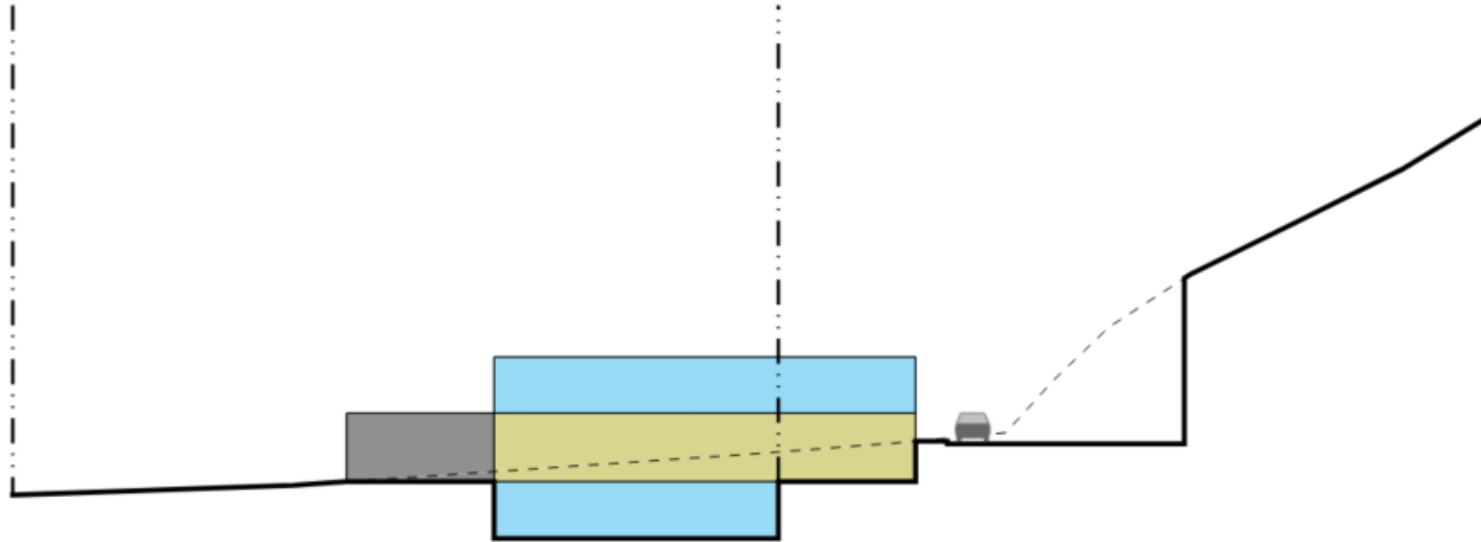


CITY OF LAGUNA BEACH FACILITIES MASTER PLAN

City Hall & Police Department



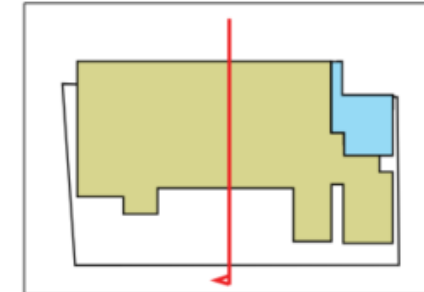
# PLAN OPTION - A (SECTION)



### LEGEND

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

### KEY MAP

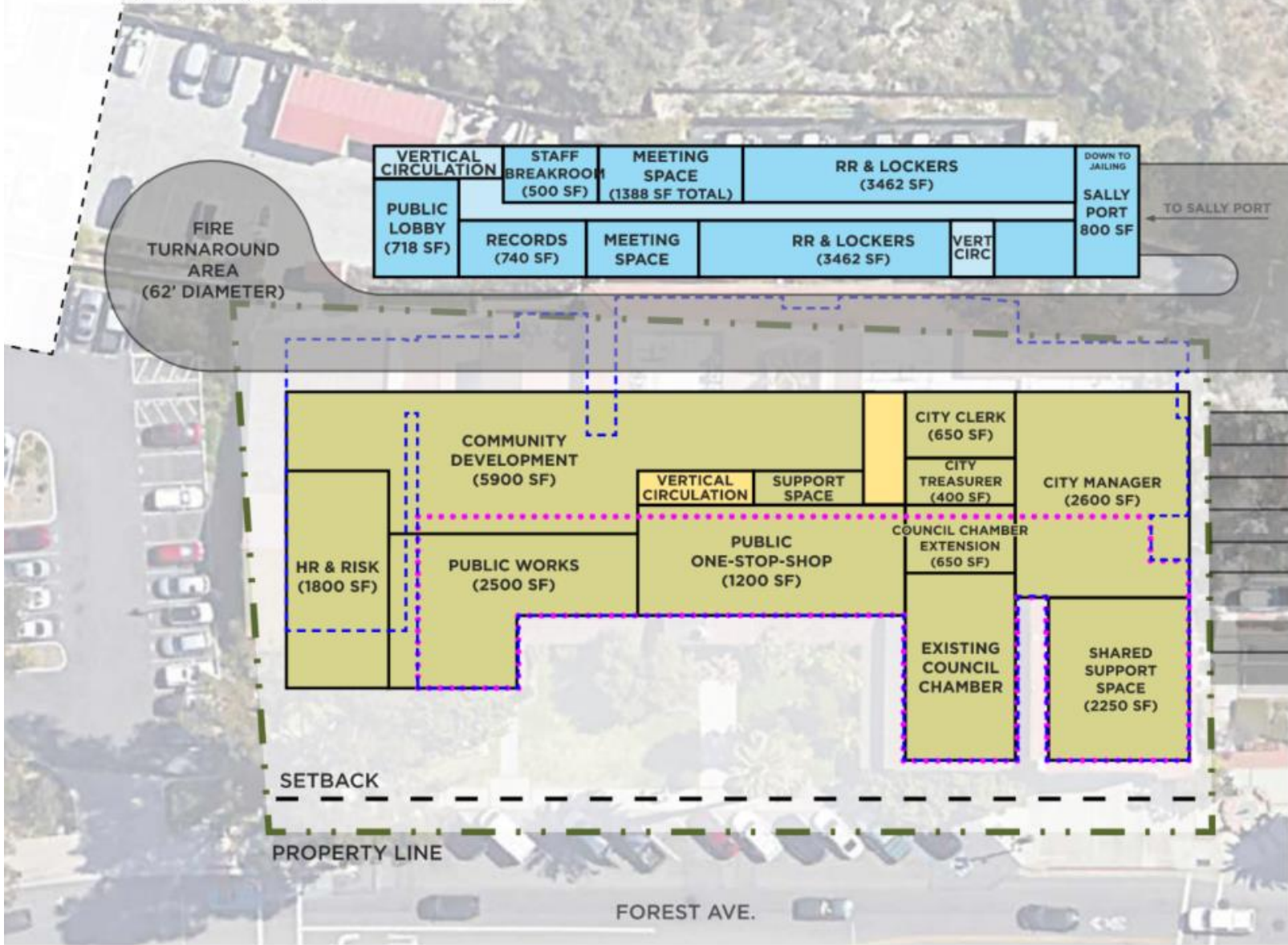


SCALE 1"=25'  
0 5 10 25 50



# PLAN OPTION - B (LEVEL-1)

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

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

EXCELLENCE IN PROJECT DELIVERY



**CITY OF LAGUNA BEACH FACILITIES MASTER PLAN**

City Hall & Police Department





# PLAN OPTION - B (LEVEL-B1)

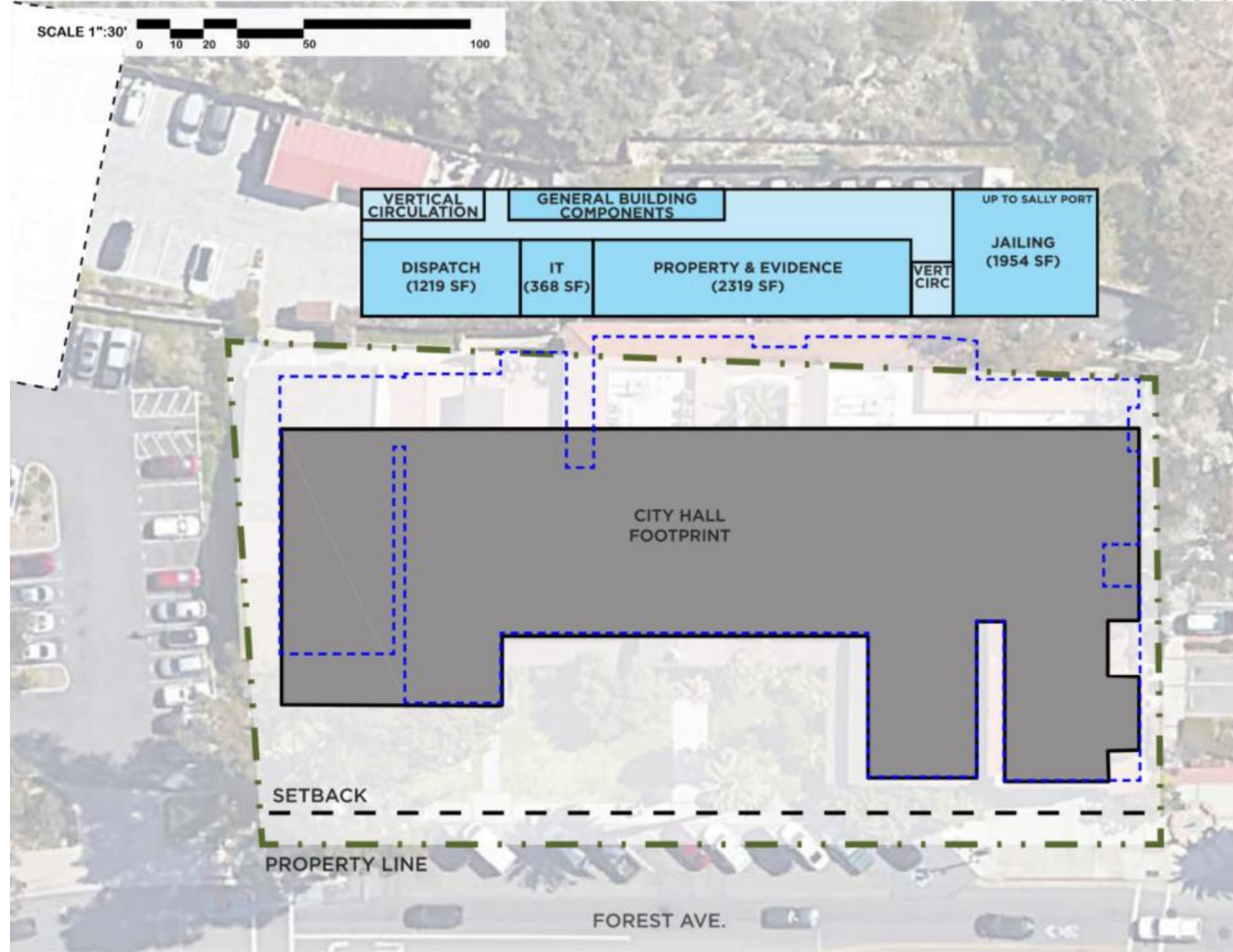


EXCELLENCE IN PROJECT DELIVERY



CITY OF LAGUNA BEACH FACILITIES MASTER PLAN

City Hall & Police Department



### 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

<b>City Hall</b>	
• Program area	38,575 SF
• Provided area	36,150 SF
<b>Police Department</b>	
• Program area	29,873 SF
• Provided area	29,873 SF
<b>B1 level</b>	<b>9,180 SF</b>
• <b>Net Gain</b>	<b>21,410 SF</b>



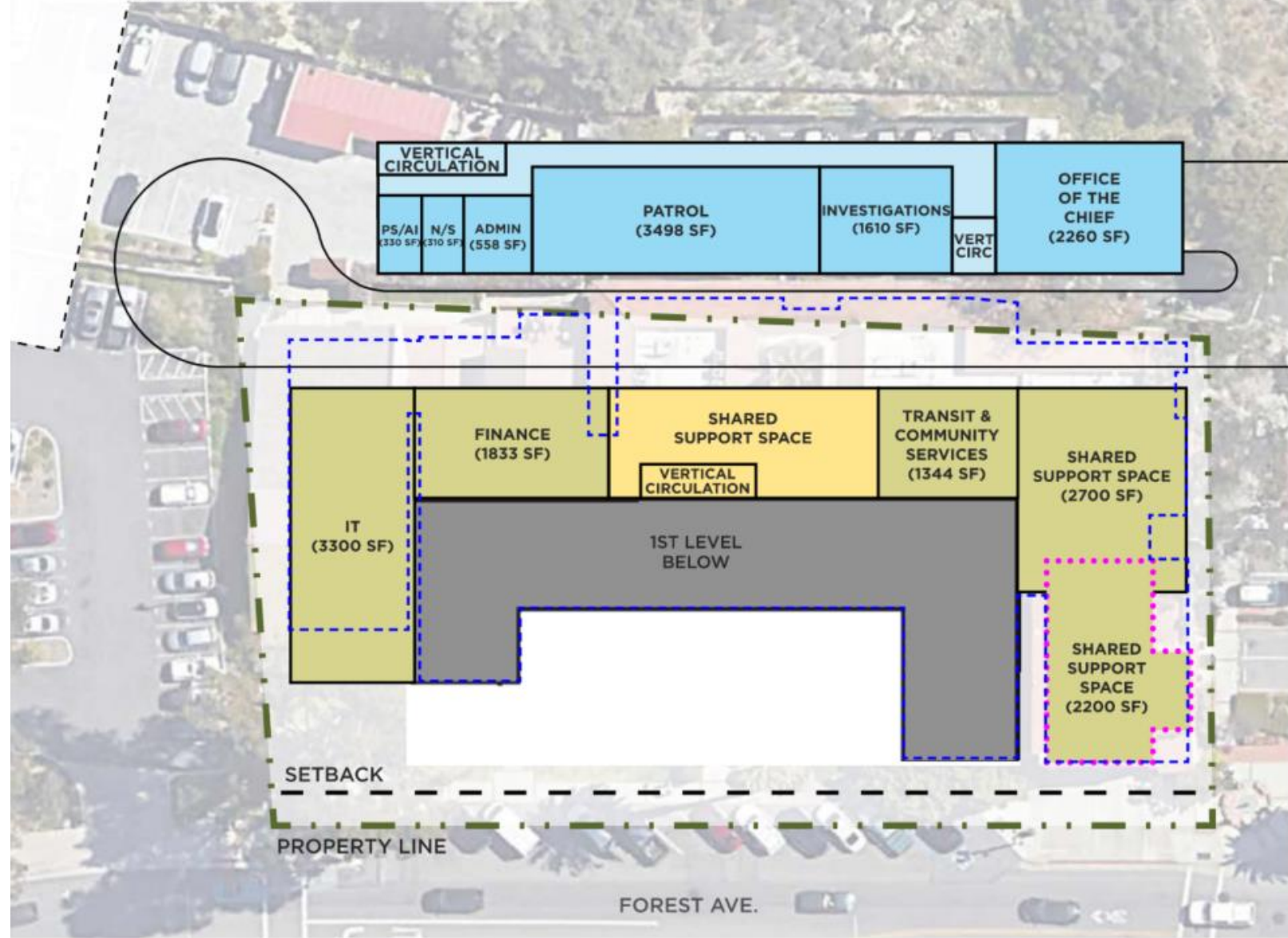
# PLAN OPTION - B (LEVEL-2)



EXCELLENCE IN PROJECT DELIVERY



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



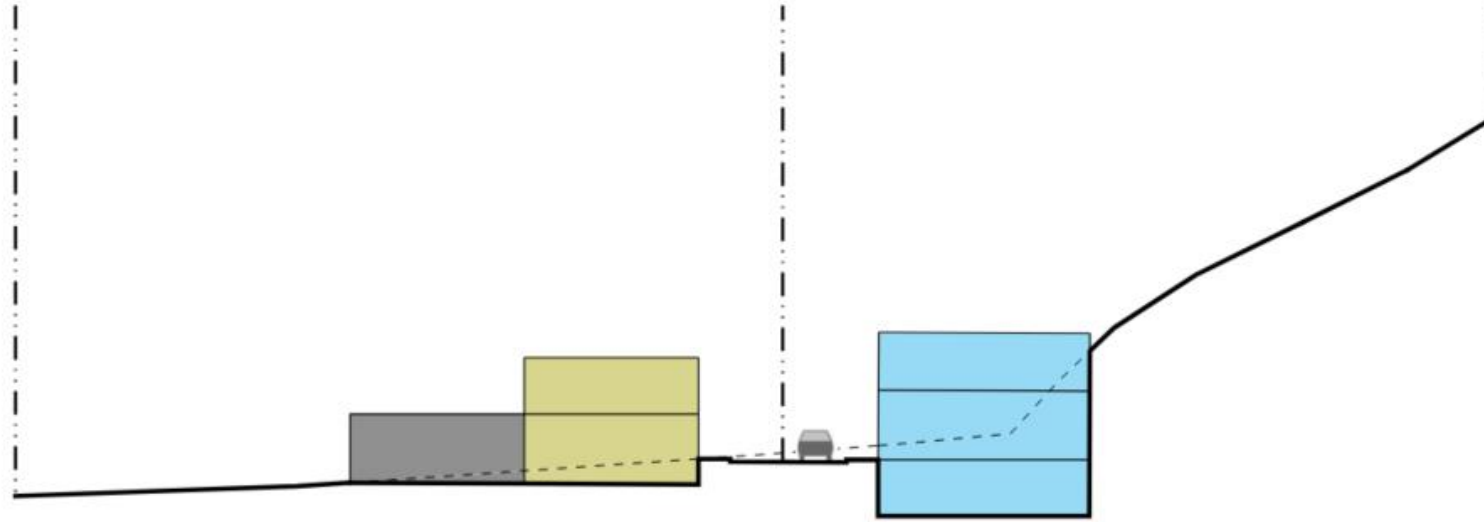
### LEGEND

- 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

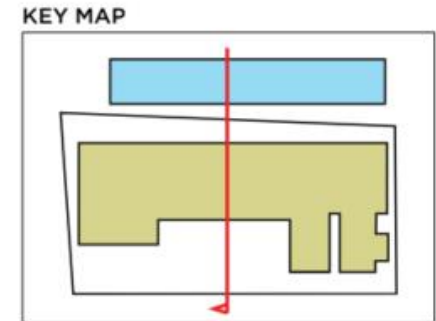
<b>City Hall</b>	
• Program area	38,575 SF
• Provided area	36,150 SF
2nd level	14,120 SF
<b>Police Department</b>	
• Program area	29,873 SF
• Provided area	29,873 SF
2nd level	11,513 SF
• Net Gain	21,410 SF

# PLAN OPTION - B (SECTION)



**LEGEND**

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



# Fire Department

A photograph of a two-story fire station building. The building has a light-colored stucco exterior and a red-tiled roof. On the second floor, there are two windows with dark brown shutters. The ground floor features two large, dark-colored garage doors. To the left of the main building, there is a small, square tower-like structure. In the foreground, there is a paved area with white parking lines and several red fire hydrants. A wooden bench is visible on the left side. The background shows a hillside with trees and other buildings under a clear sky. The text "Fire Department" is overlaid in a large, white, sans-serif font across the middle of the image.

# 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
<b>Building Areas</b>			
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
<b>TOTAL BUILDING GROSS SF</b>	<b>6,084</b>	<b>6,853</b>	<b>8,114</b>
Exterior Components	456	2,720	3,120

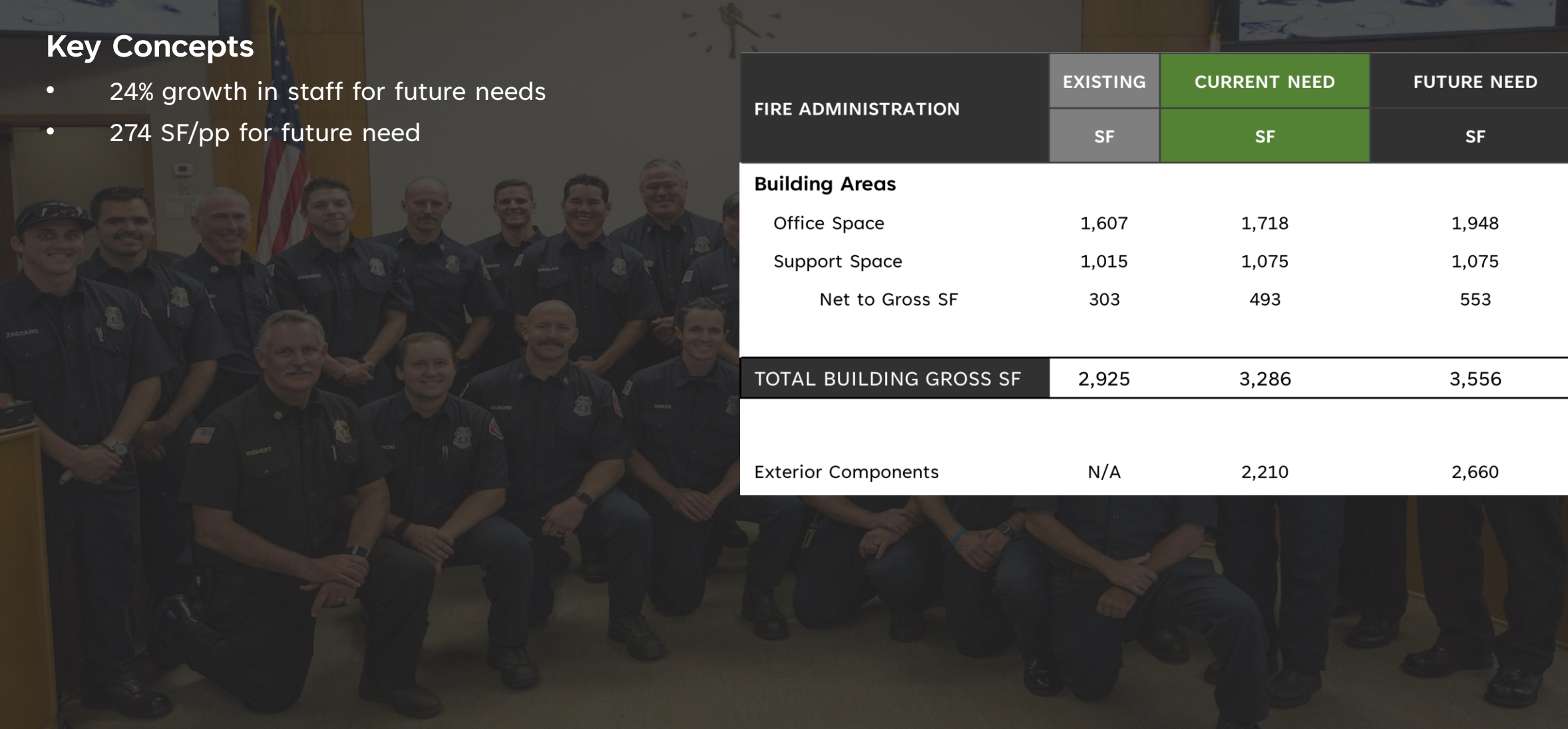
SHIFT POSITIONS	CURRENT SHIFT	FUTURE SHIFT
Captain	1	1
Engineer	1	1
Firefighter	1	2
Paramedic/ Ambulance	2	2
<b>TOTAL</b>	<b>5</b>	<b>6</b>

# Fire Administration

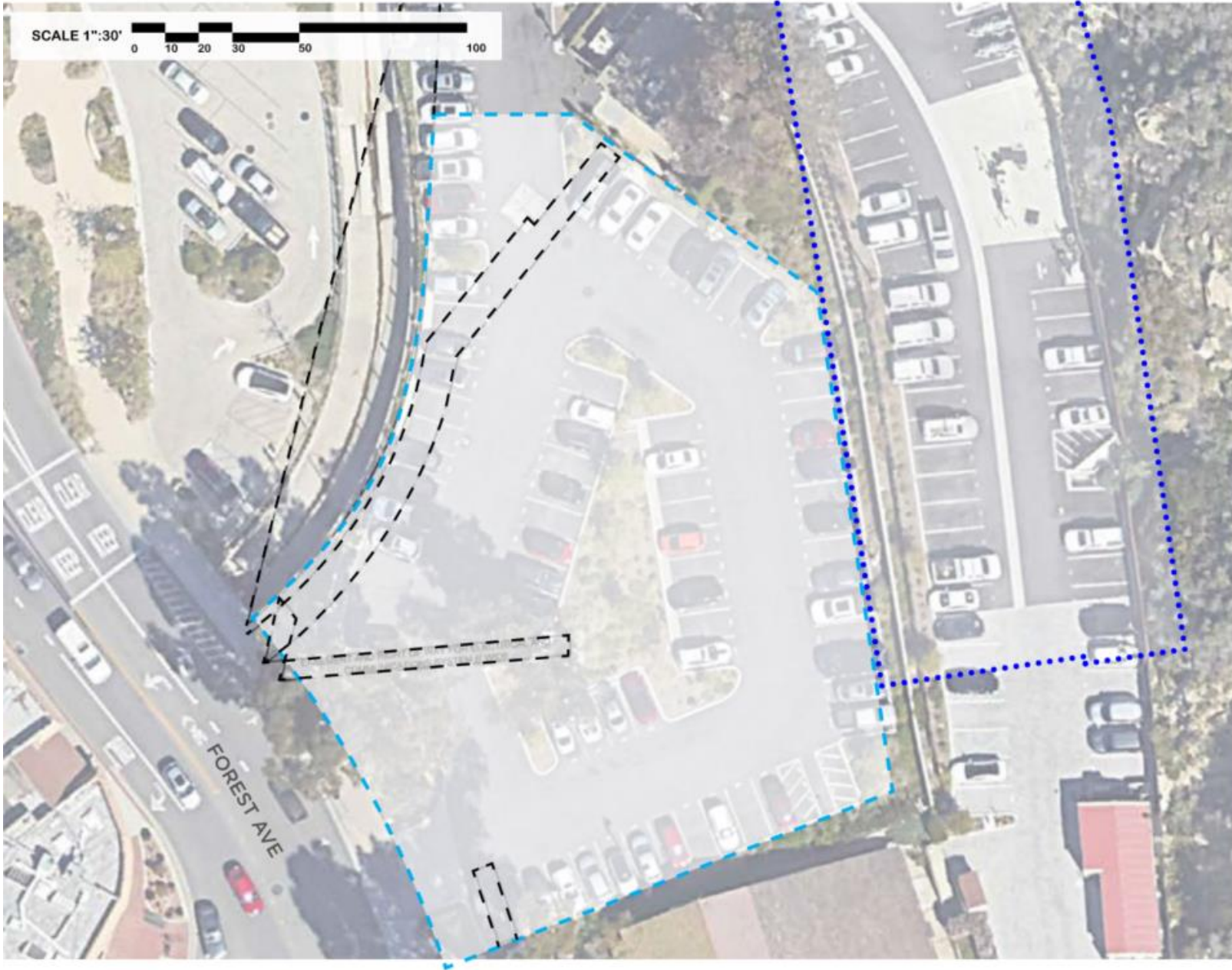
## Key Concepts

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

FIRE ADMINISTRATION	EXISTING	CURRENT NEED	FUTURE NEED
	SF	SF	SF
<b>Building Areas</b>			
Office Space	1,607	1,718	1,948
Support Space	1,015	1,075	1,075
Net to Gross SF	303	493	553
<b>TOTAL BUILDING GROSS SF</b>	<b>2,925</b>	<b>3,286</b>	<b>3,556</b>
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

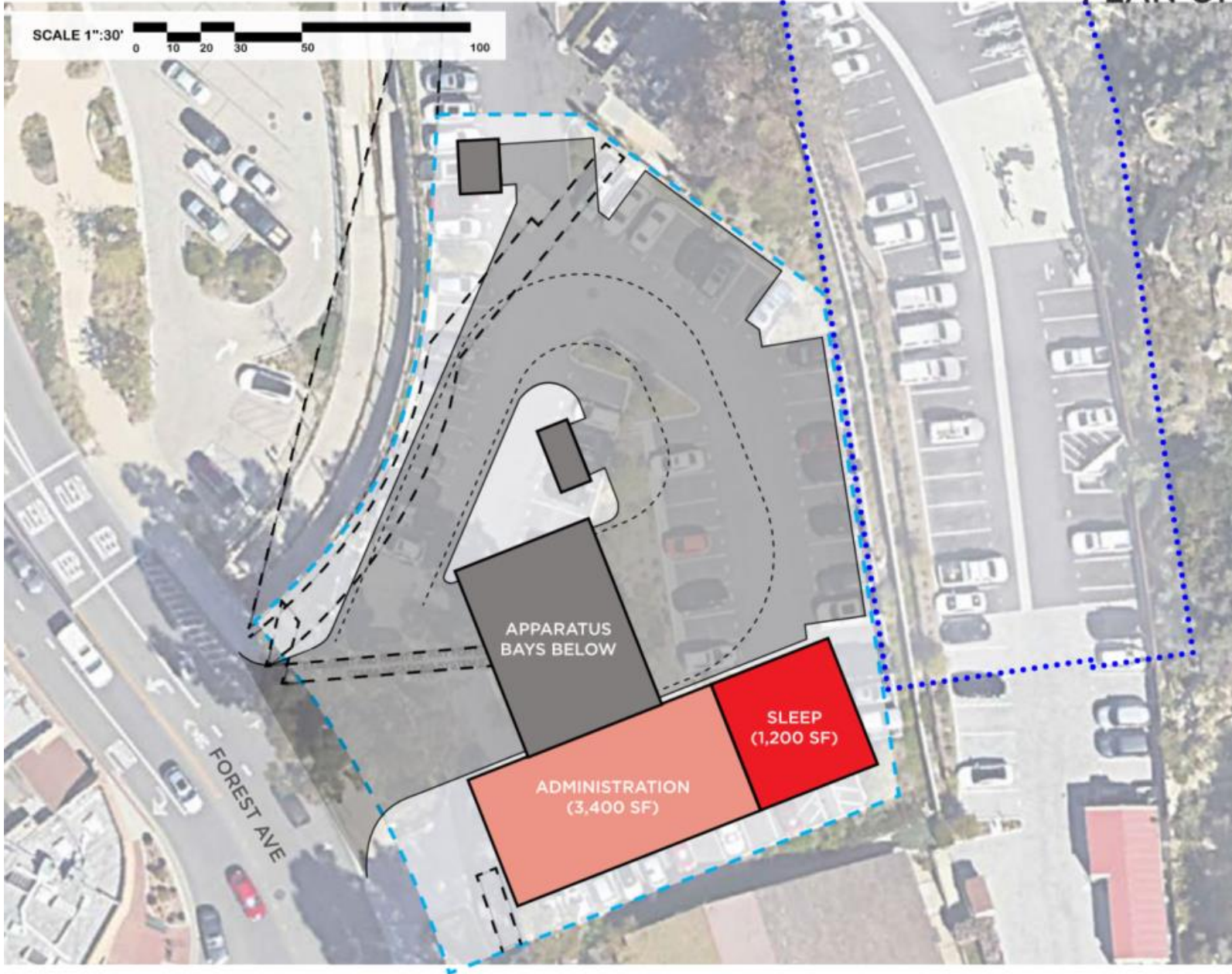
• Program secure	25
• Provided secure	15
• Program visitor	2
• Provided visitor	0

• 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)



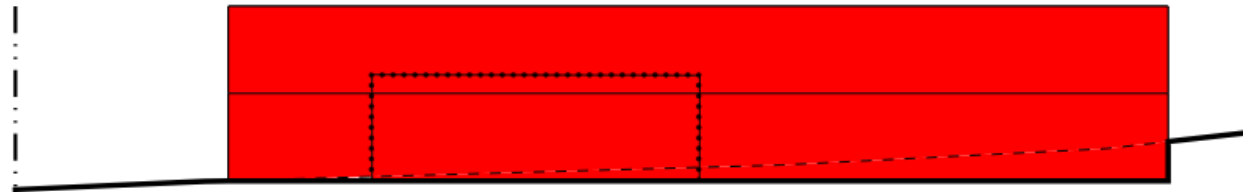
### LEGEND

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




### TABULATIONS

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

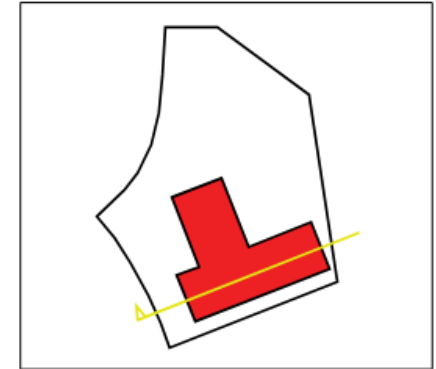
# PLAN OPTION - A (SECTION)



**LEGEND**

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

KEY MAP



# Fire Station 2

## Key Concepts

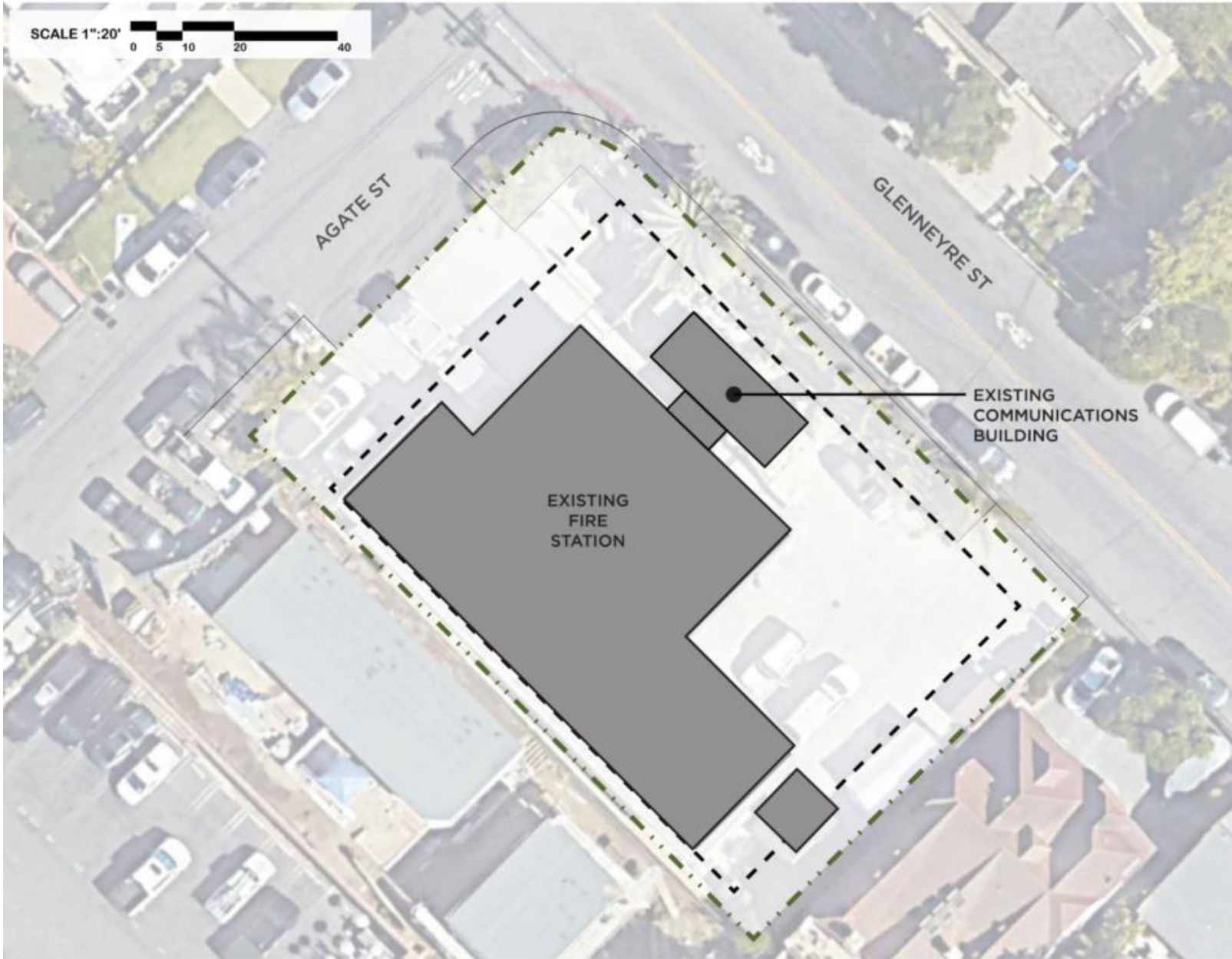
- Additional firefighter on each shift for future
- Right size station to industry standards
- Incorporates drive-thru apparatus bay

FIRE STATION 2	EXISTING	CURRENT NEED	FUTURE NEED
	SF	SF	SF
<b>Building Areas</b>			
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
<b>TOTAL BUILDING GROSS SF</b>	<b>5,263</b>	<b>8,067</b>	<b>9,944</b>
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
<b>TOTAL</b>	<b>6</b>	<b>7</b>



# 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

<b>Building</b>	
• 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
• <b>Net gain</b>	<b>2,817 SF</b>

### 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)

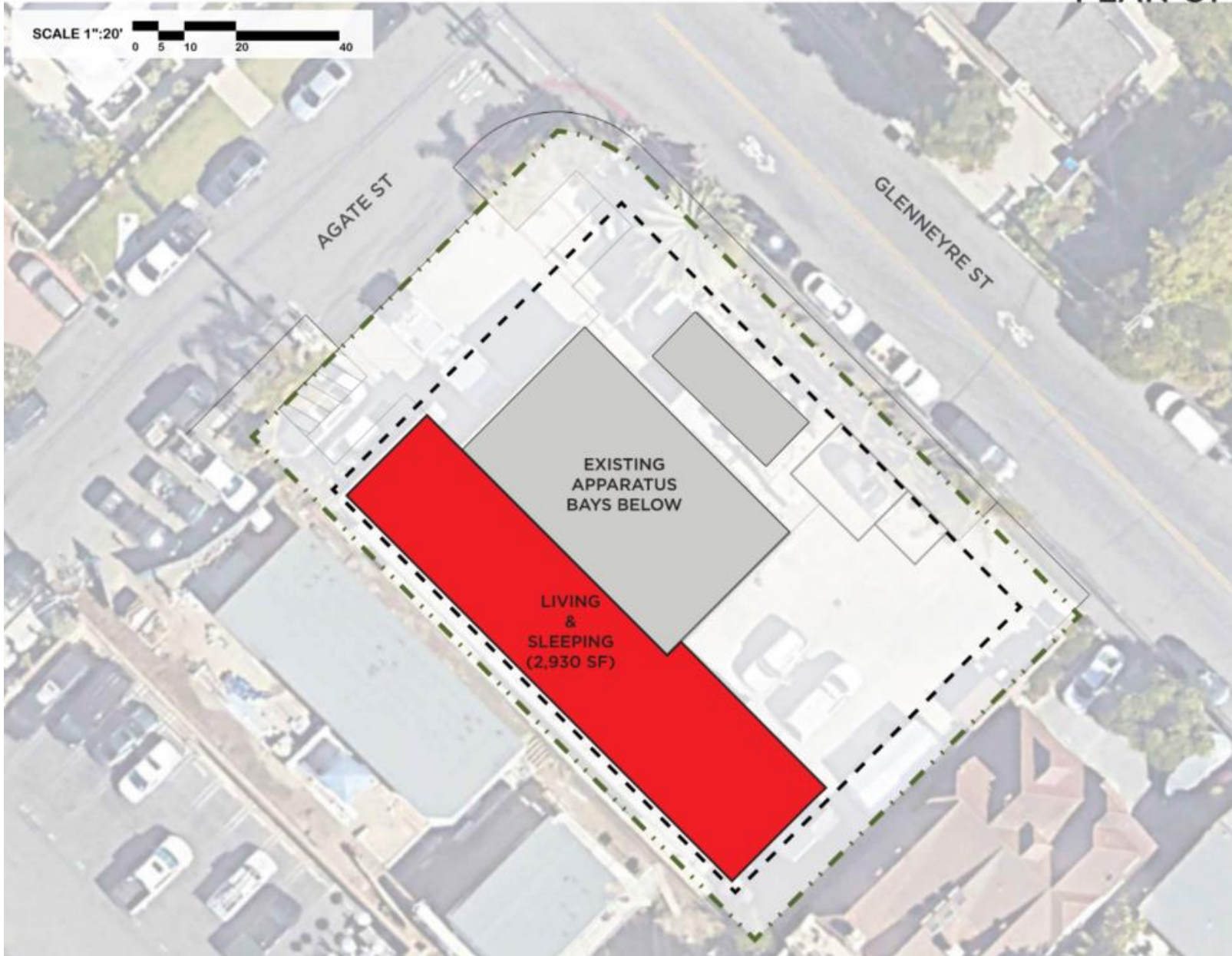


EXCELLENCE IN PROJECT DELIVERY



CITY OF LAGUNA BEACH FACILITIES MASTER PLAN

Fire Station 2



### LEGEND

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

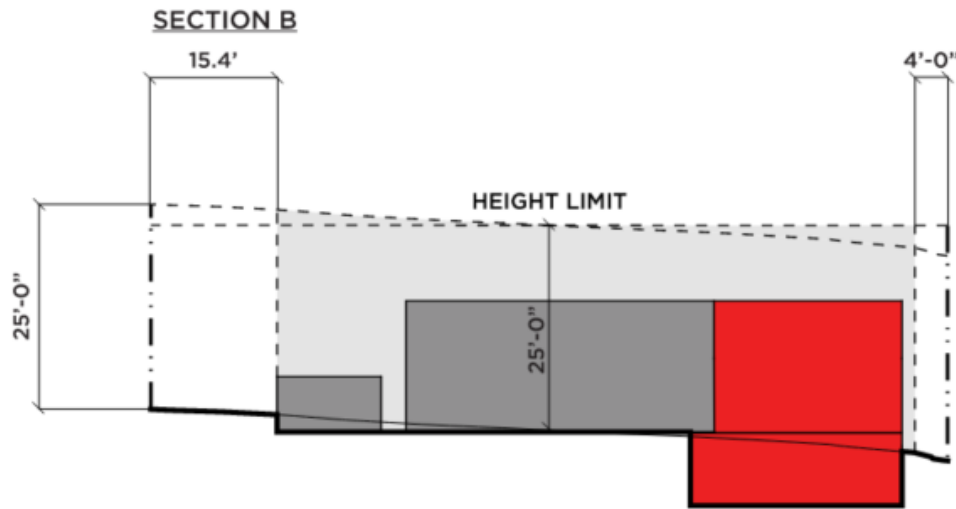
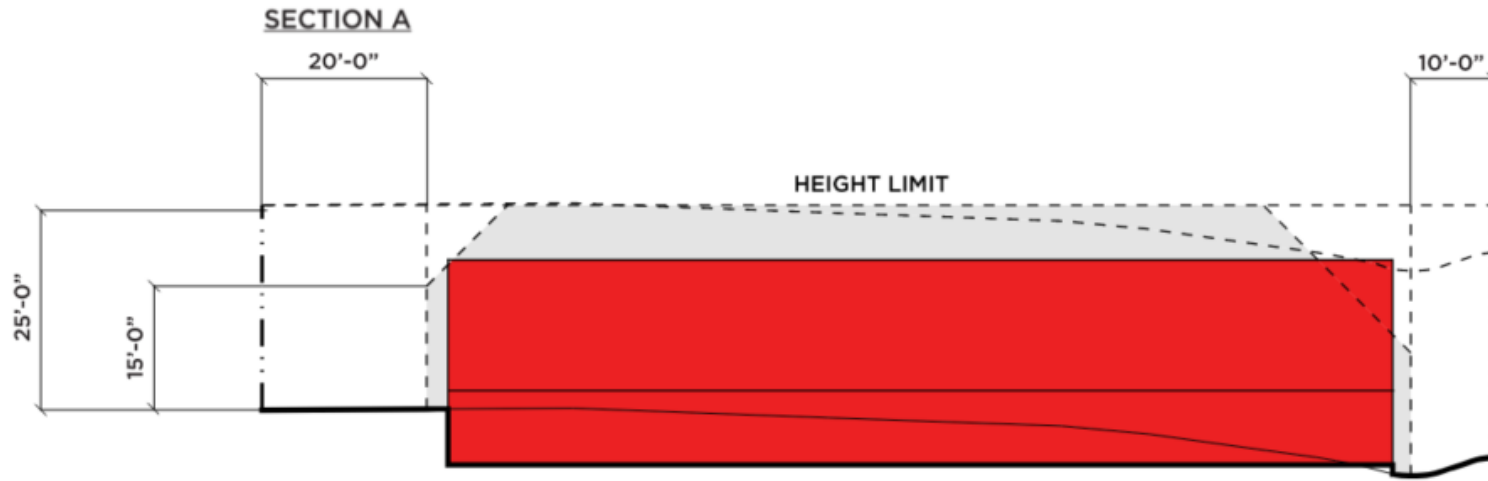
### TABULATIONS

<b>Building</b>	
• 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

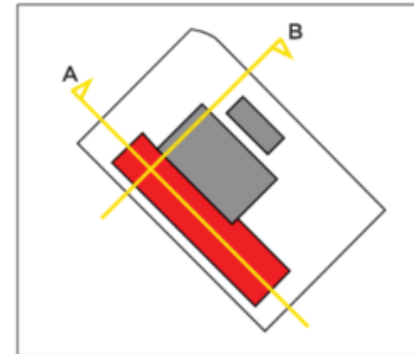
EXISTING APPARATUS BAYS BELOW

LIVING & SLEEPING (2,930 SF)

# PLAN OPTION - A (SECTION)



KEY MAP



## 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)



EXCELLENCE IN PROJECT DELIVERY



CITY OF LAGUNA BEACH FACILITIES MASTER PLAN

Fire Station 2

LPA



### LEGEND

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

### TABULATIONS

<b>Building</b>	
• 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
• <b>Net gain</b>	<b>4,097 SF</b>

**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)



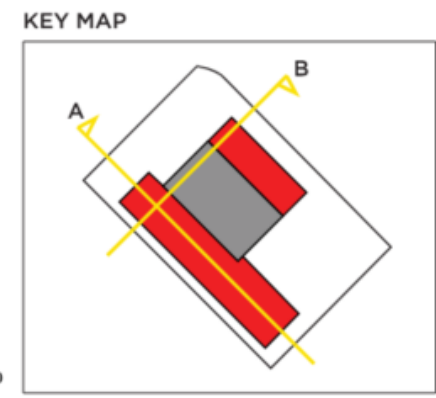
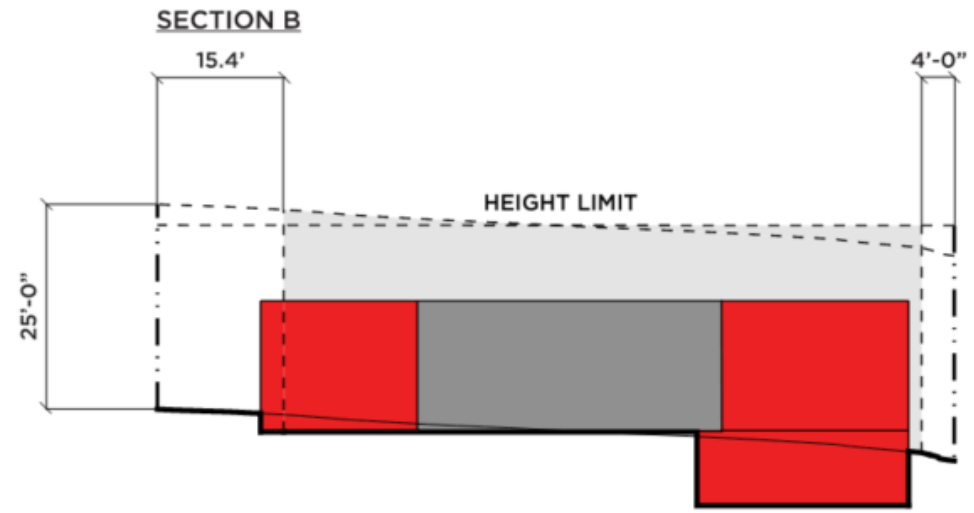
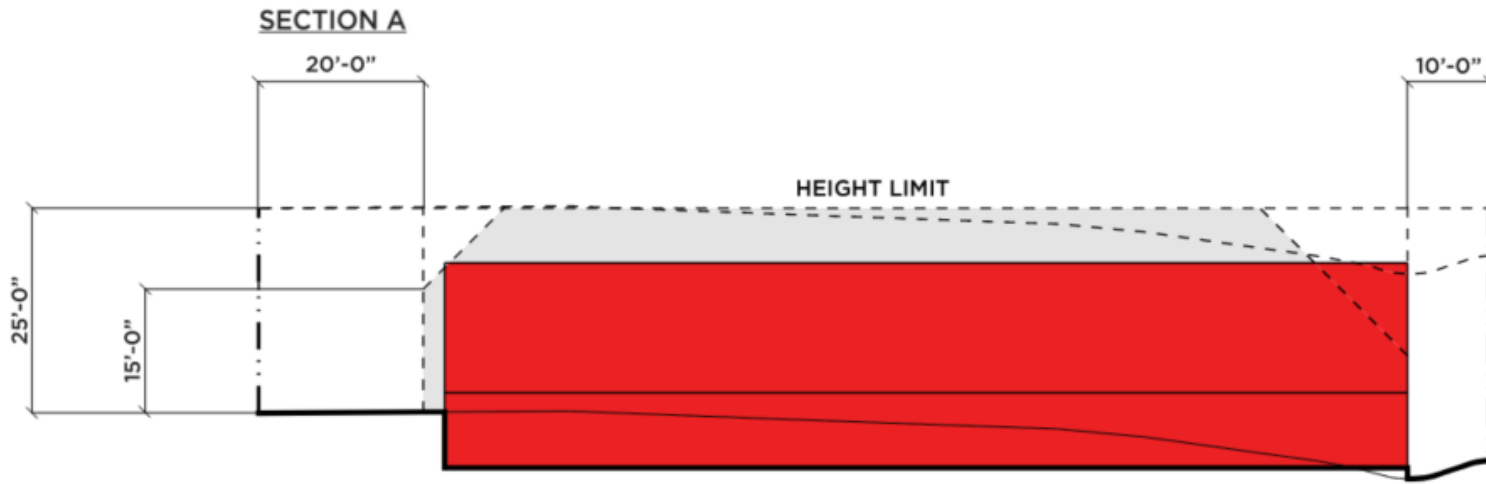
### LEGEND

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

### TABULATIONS

<b>Building</b>	
• 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

# PLAN OPTION - B (SECTION)



**LEGEND**

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

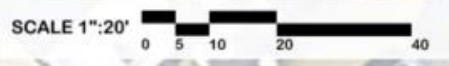
**NOTES**

**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**

<b>Building</b>	
• 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
<b>Parking provided on-site</b>	
• Program secure	10
• Provided secure	0
• Program visitor	1
• Provided visitor	5

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

EXCELLENCE IN PROJECT DELIVERY

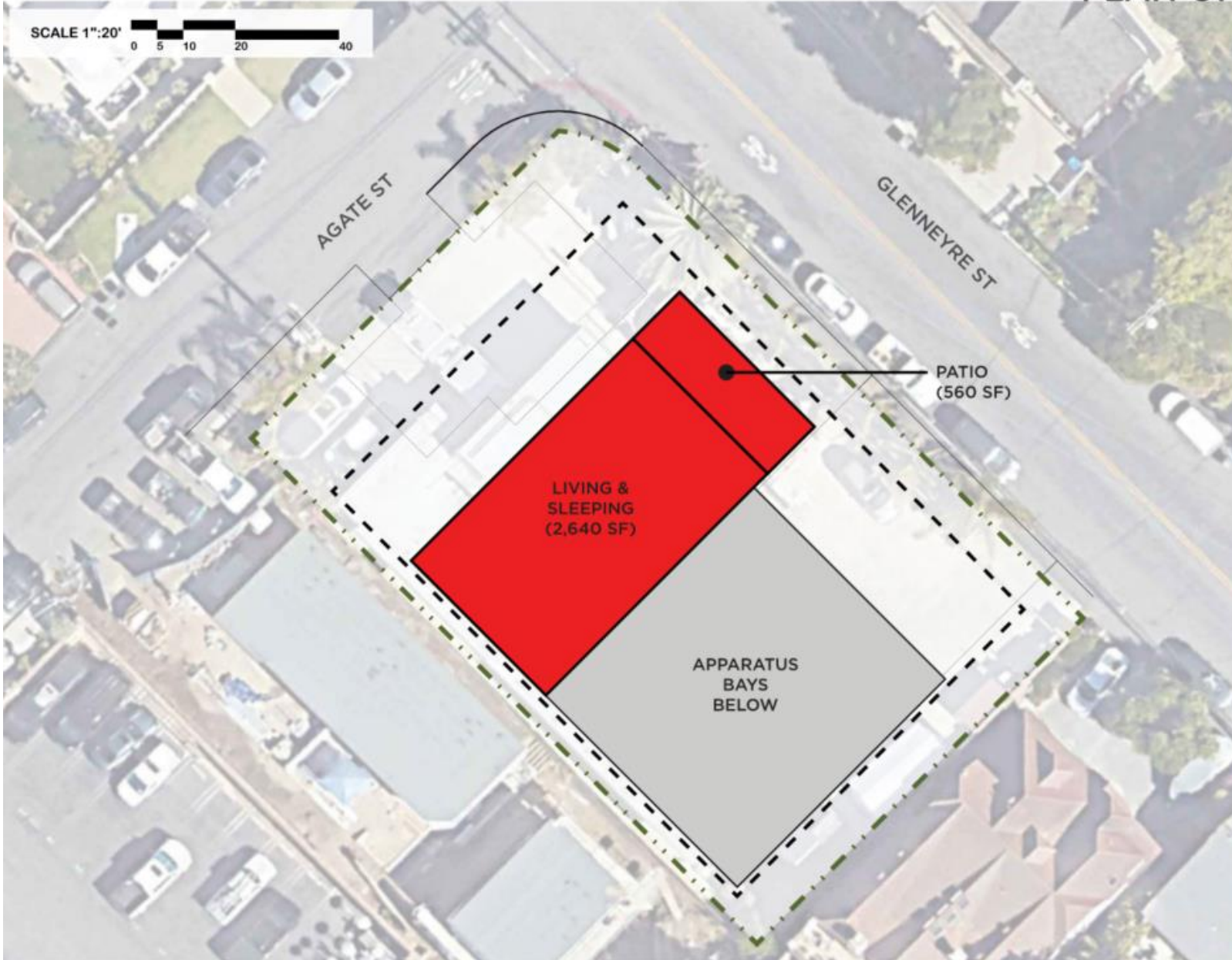


CITY OF LAGUNA BEACH FACILITIES MASTER PLAN

Fire Station 2



# PLAN OPTION - C (LEVEL-2)



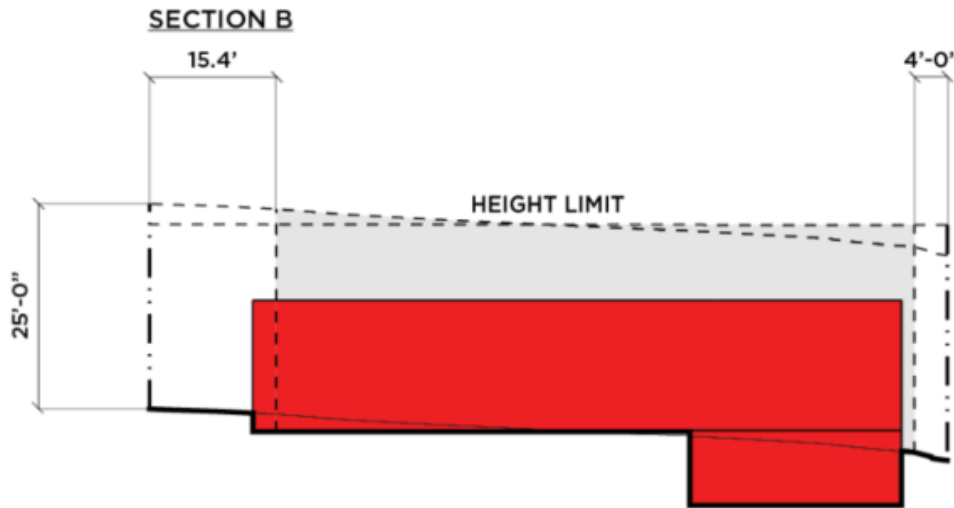
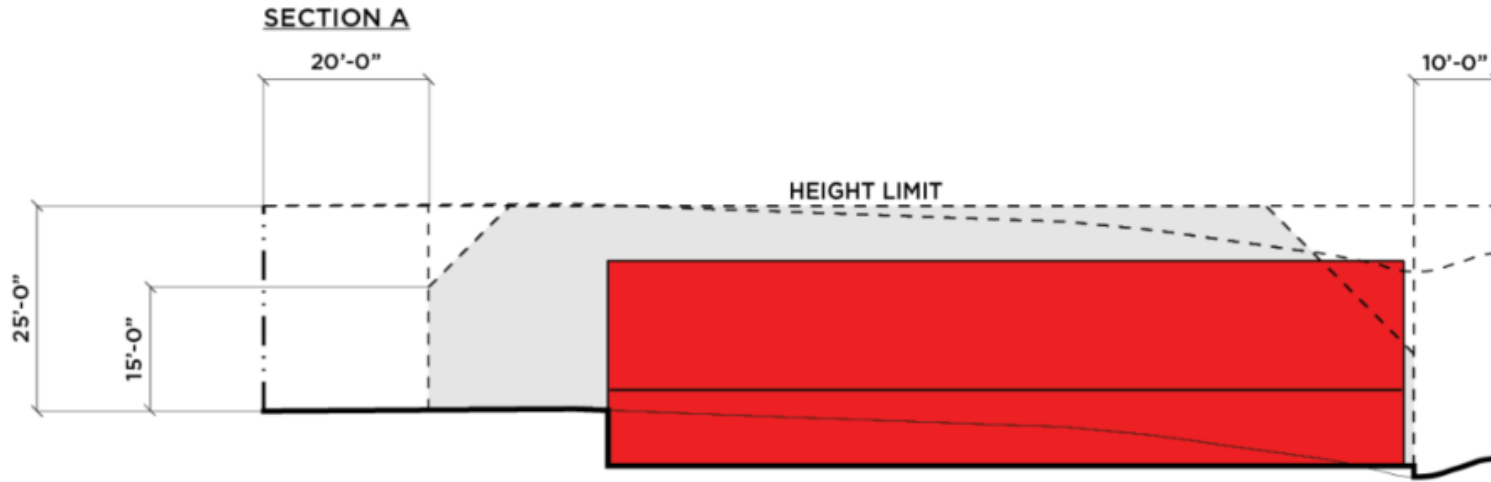
### LEGEND

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

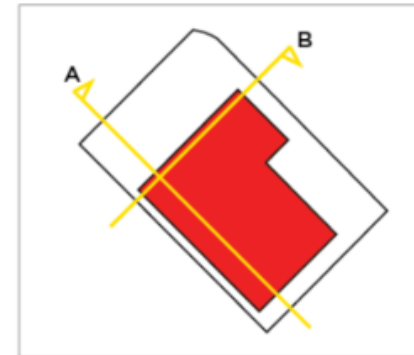
### TABULATIONS

<b>Building</b>	
• 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)



KEY MAP



**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
<b>Building Areas</b>			
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
<b>TOTAL BUILDING GROSS SF</b>	<b>2,635</b>	<b>5,937</b>	<b>6,451</b>
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
<b>TOTAL</b>	<b>5</b>	<b>6</b>

# PLAN EXISTING



### 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

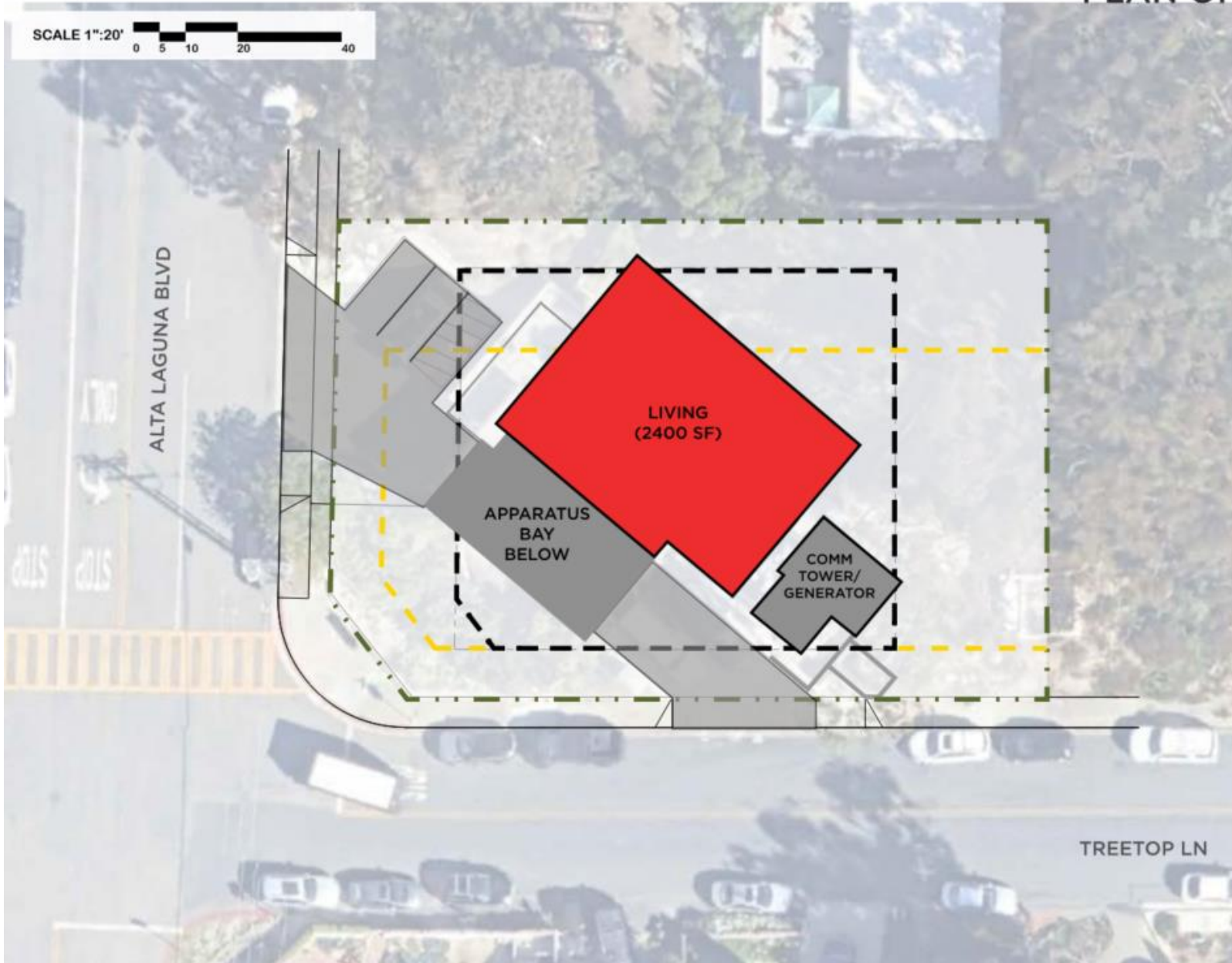
- Program secure 9
- Provided unsecure 0
- Program visitor 1
- Provided visitor 2

- 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)



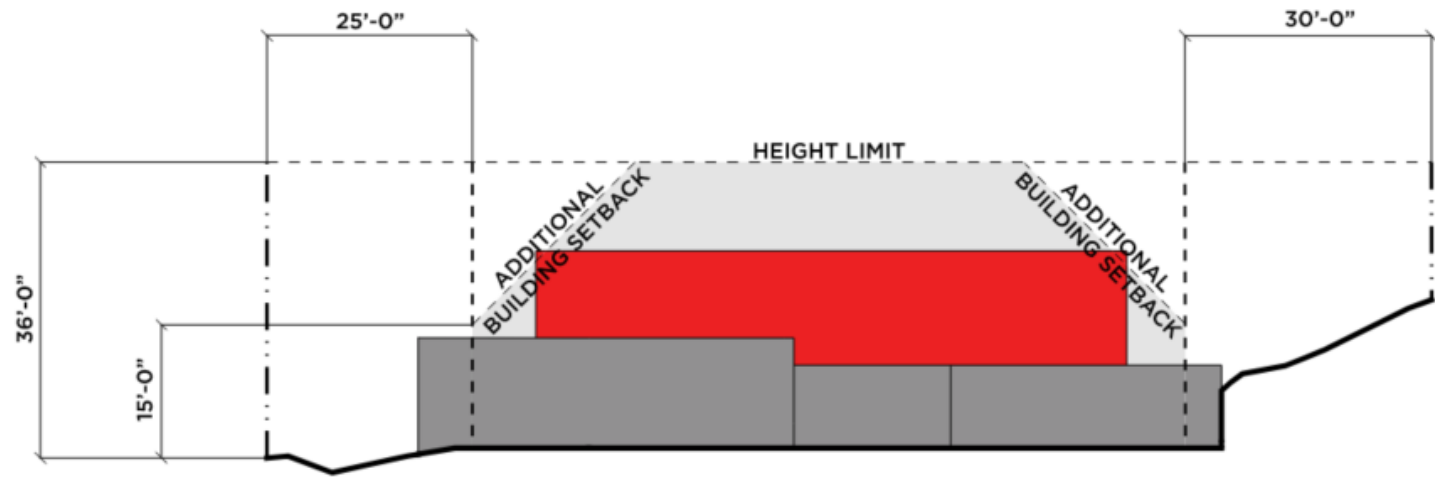
### LEGEND

- 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

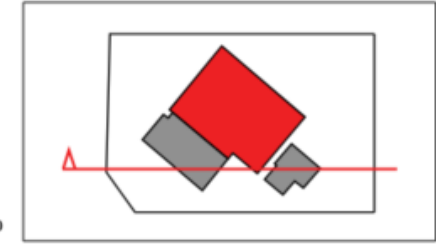
- Property line
- Building Setbacks
- Existing structures
- Fire Station #3 New Program Area
- Buildable Area

### NOTES

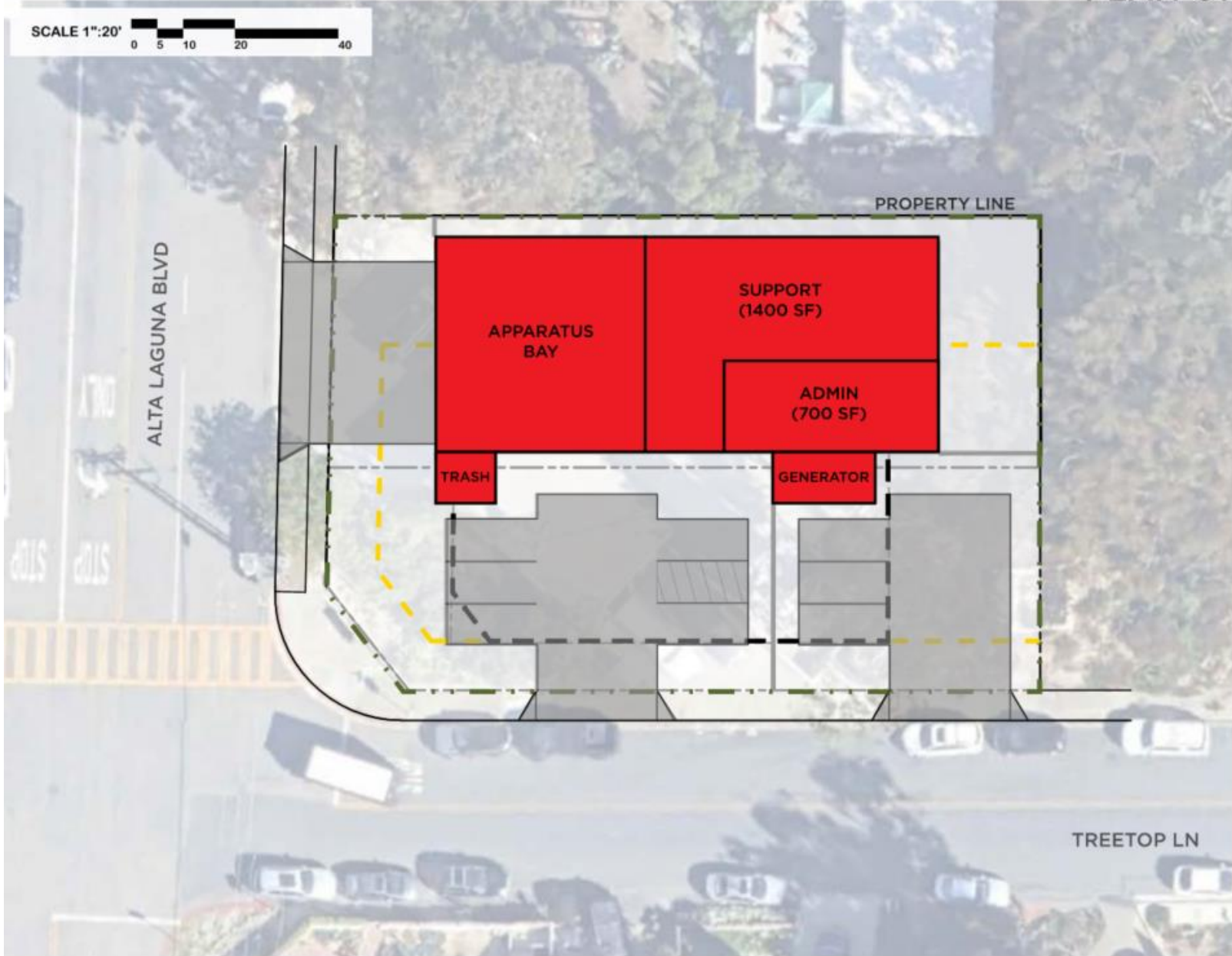
- Height Standards
- Max height = 36'  
(25.28.020 D1)  
(25.08.016 Height b2)
  - Where portions of a new building or additions to a building attain a height in excess of 15' above the natural grade of the required front setback, such portions shall maintain, in addition to the required building setback,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



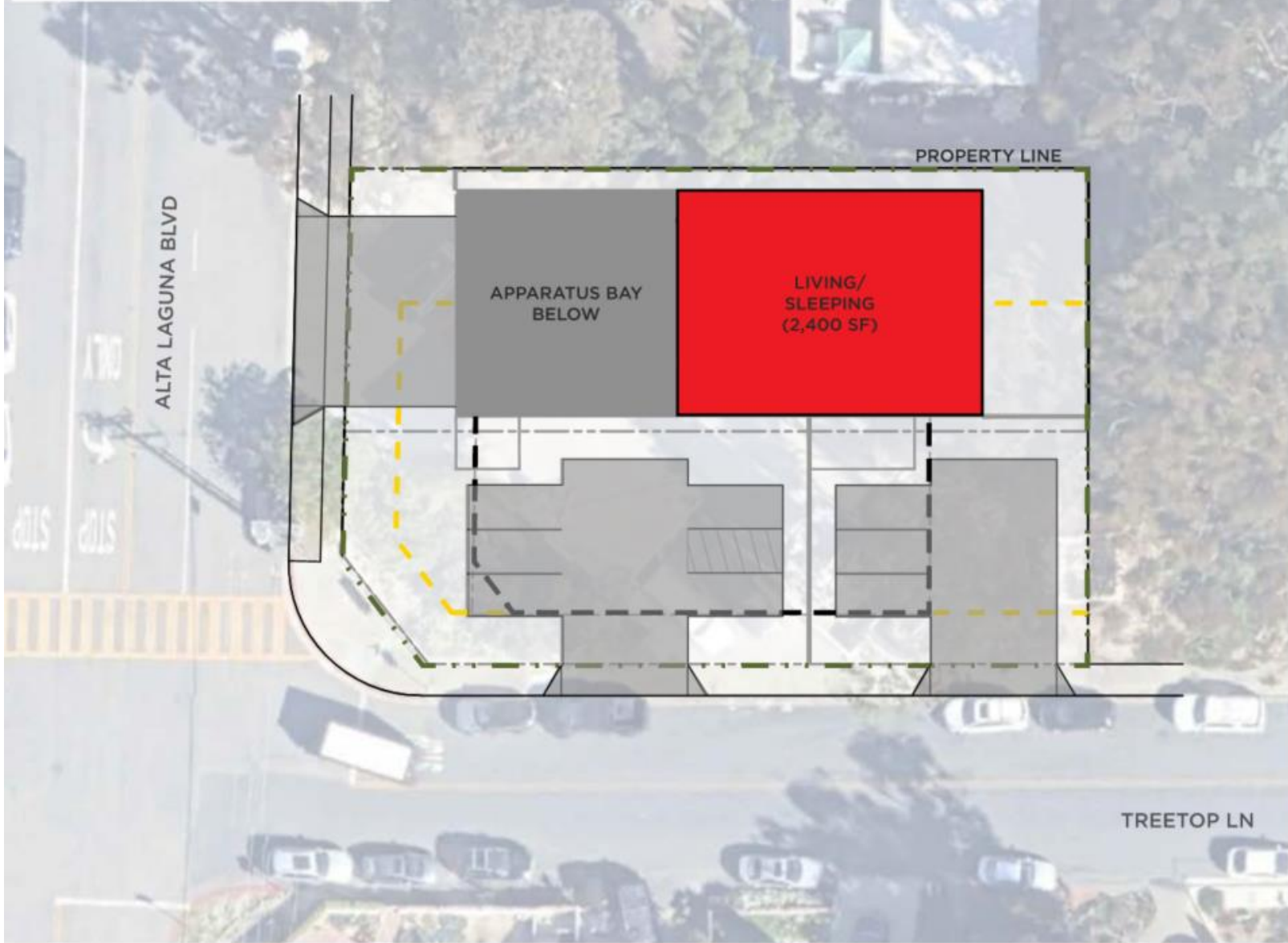
### LEGEND

- 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)



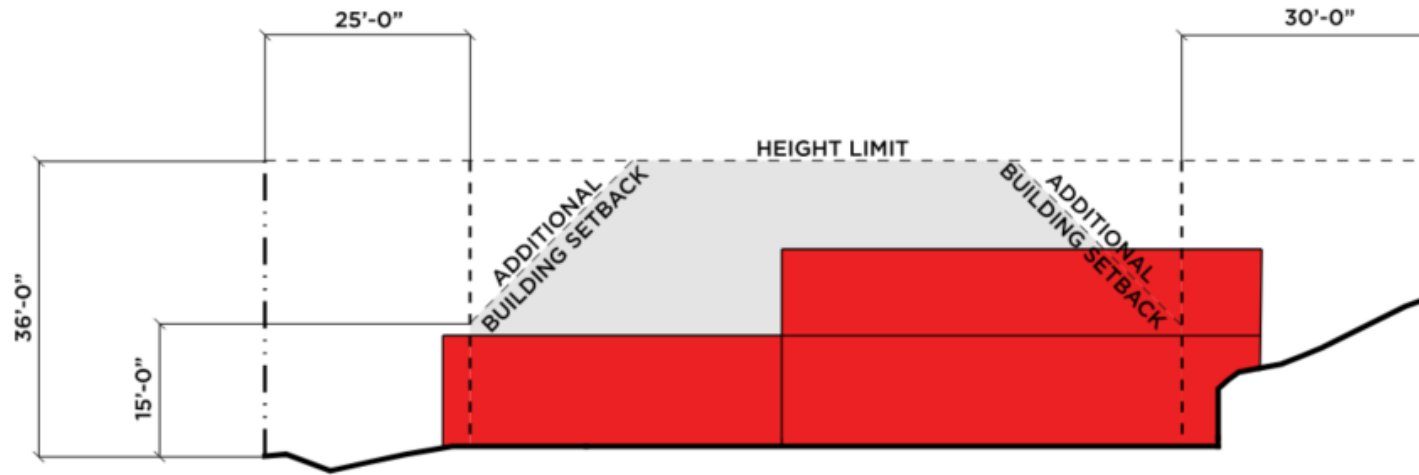
**LEGEND**

- 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

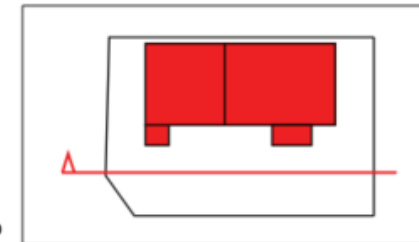
- Property line
- Building Setbacks
- Existing structures
- Fire Station #3 New Program Area
- Buildable Area

### 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)

### KEY MAP



# 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
<b>Building Areas</b>					
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
<b>TOTAL BUILDING GROSS SF</b>	<b>5,978</b>	<b>110</b>	<b>6,109</b>	<b>137</b>	<b>8,328</b>
Exterior Components	508		5,900		7,380



# MARINE SAFETY PLAN EXISTING

SCALE 1"=20'  
0 5 10 20 40



## LEGEND

- - - Site Area
- █ Existing Structure

## TABULATIONS

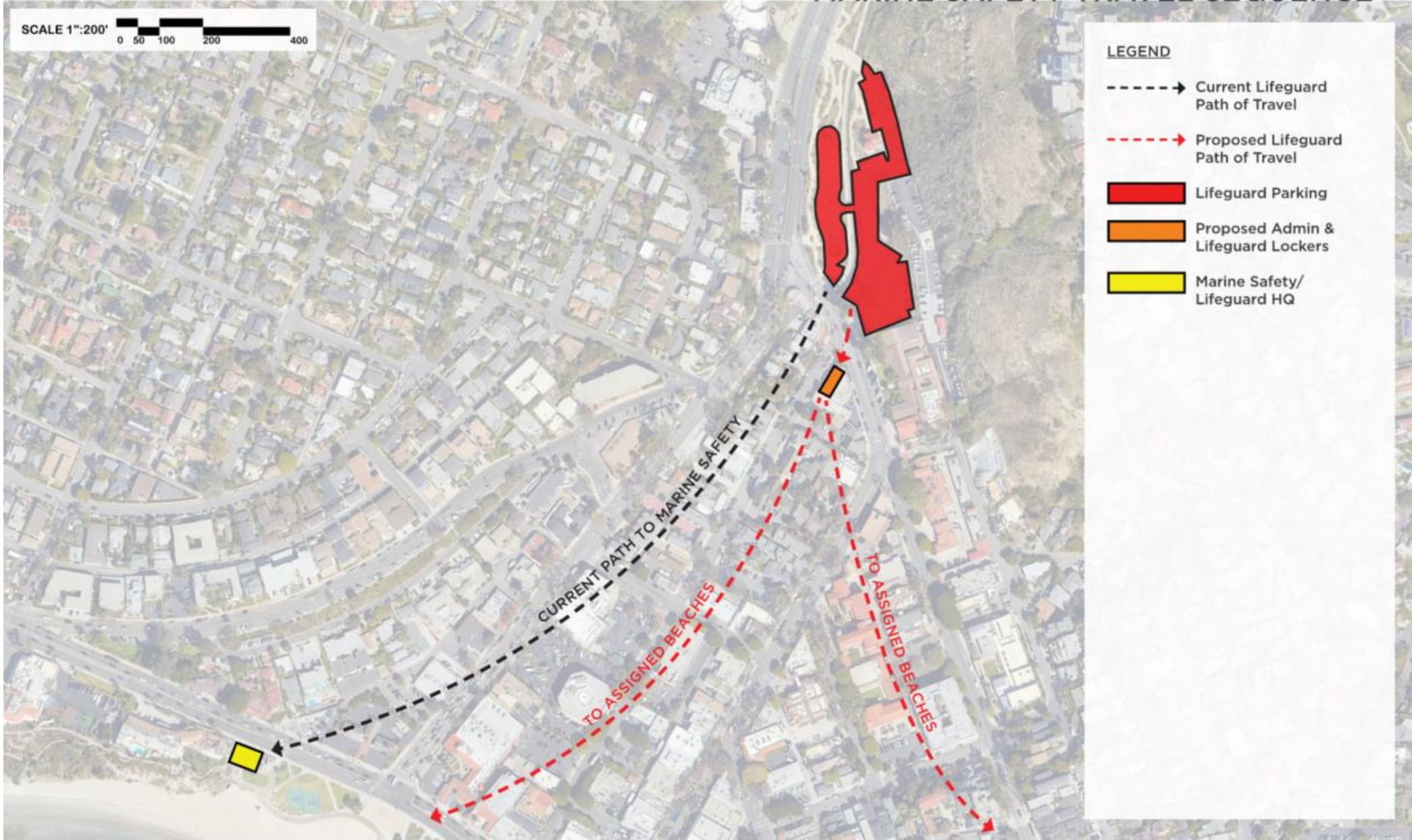
Building	6,189 SF
Parking existing on-site	
• Staff	3

## NOTES

- Zoning analysis was not developed for this site because all property work is located in interior of building.



# MARINE SAFETY TRAVEL SEQUENCE





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

SCALE 1"=10'  
0 5 10 20



### 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

- Remaining programs not identified are existing circulation and chases

EXCELLENCE IN PROJECT DELIVERY

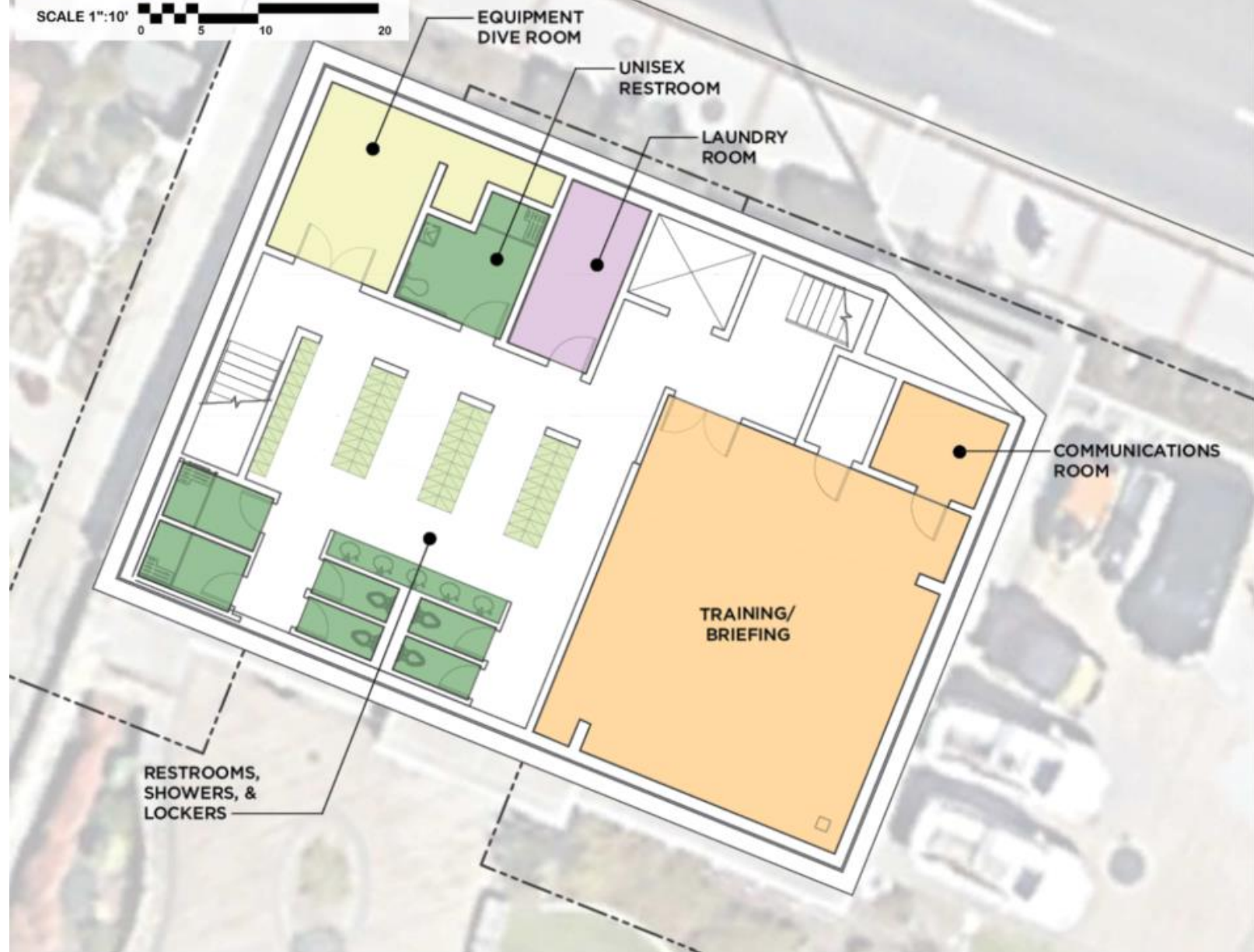
CITY OF LAGUNA BEACH FACILITIES MASTER PLAN

Marine Safety





# 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

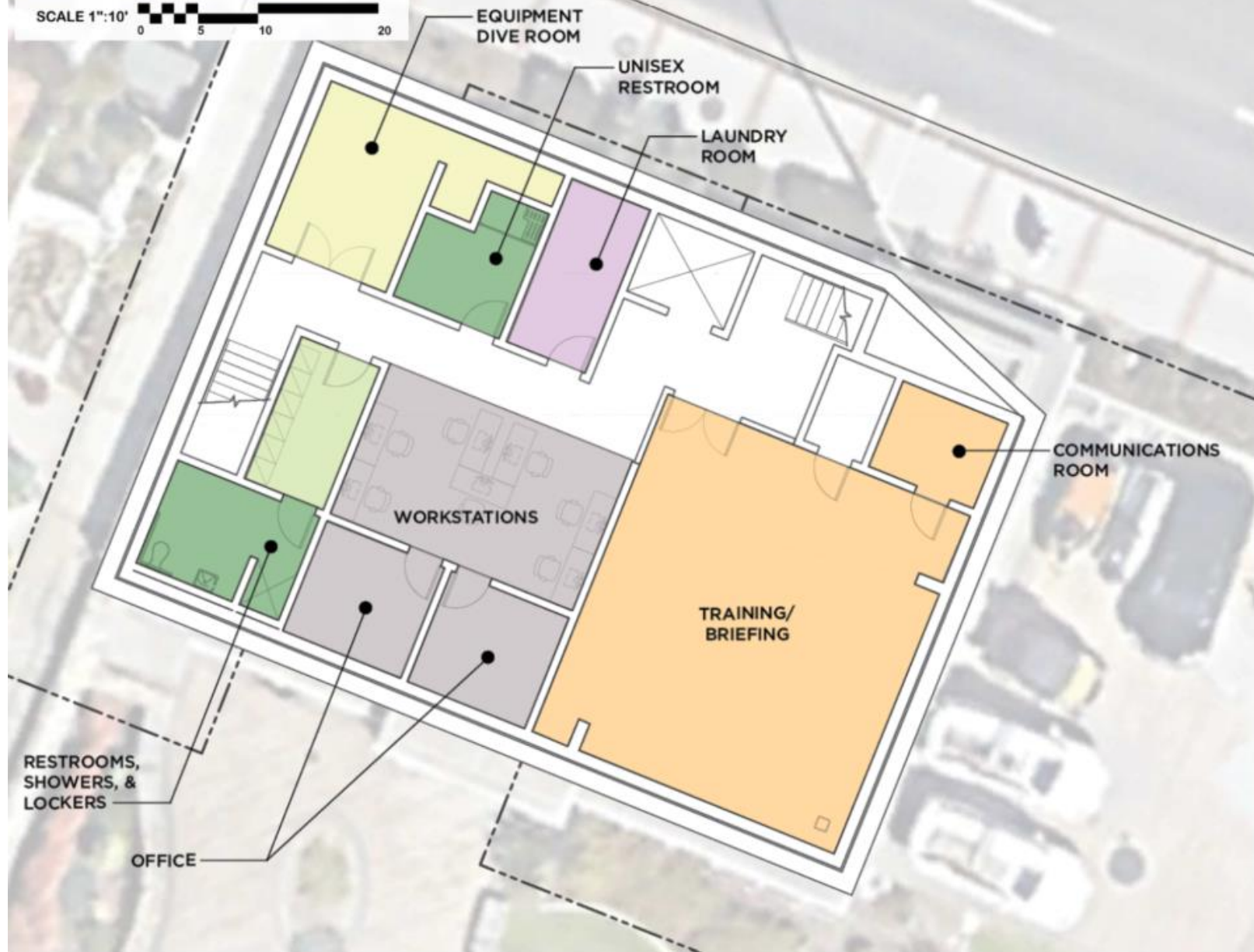
### NOTES

- (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



EXCELLENCE IN PROJECT DELIVERY



### 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.



CITY OF LAGUNA BEACH FACILITIES MASTER PLAN

Marine Safety - Public Works



# 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

<b>Public Works Building</b>	
• 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

SCALE 1"=30'



## LEGEND

-  Existing Structure
-  Proposed Structure

## TABULATIONS

Building	
• Lost Pier	1,633 SF

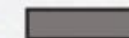

## NOTES

- 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)

SCALE 1"=30'



## LEGEND

-  Existing Structure
-  Proposed Structure

## TABULATIONS

<b>Building</b>	
• Marine Safety	5,000 GSF
<b>Parking</b>	
• Marine Safety	12

## NOTES

- Loss of 35 public parking stalls

# Corporate Yard

SECURED  
AREA





# Corporate Yard

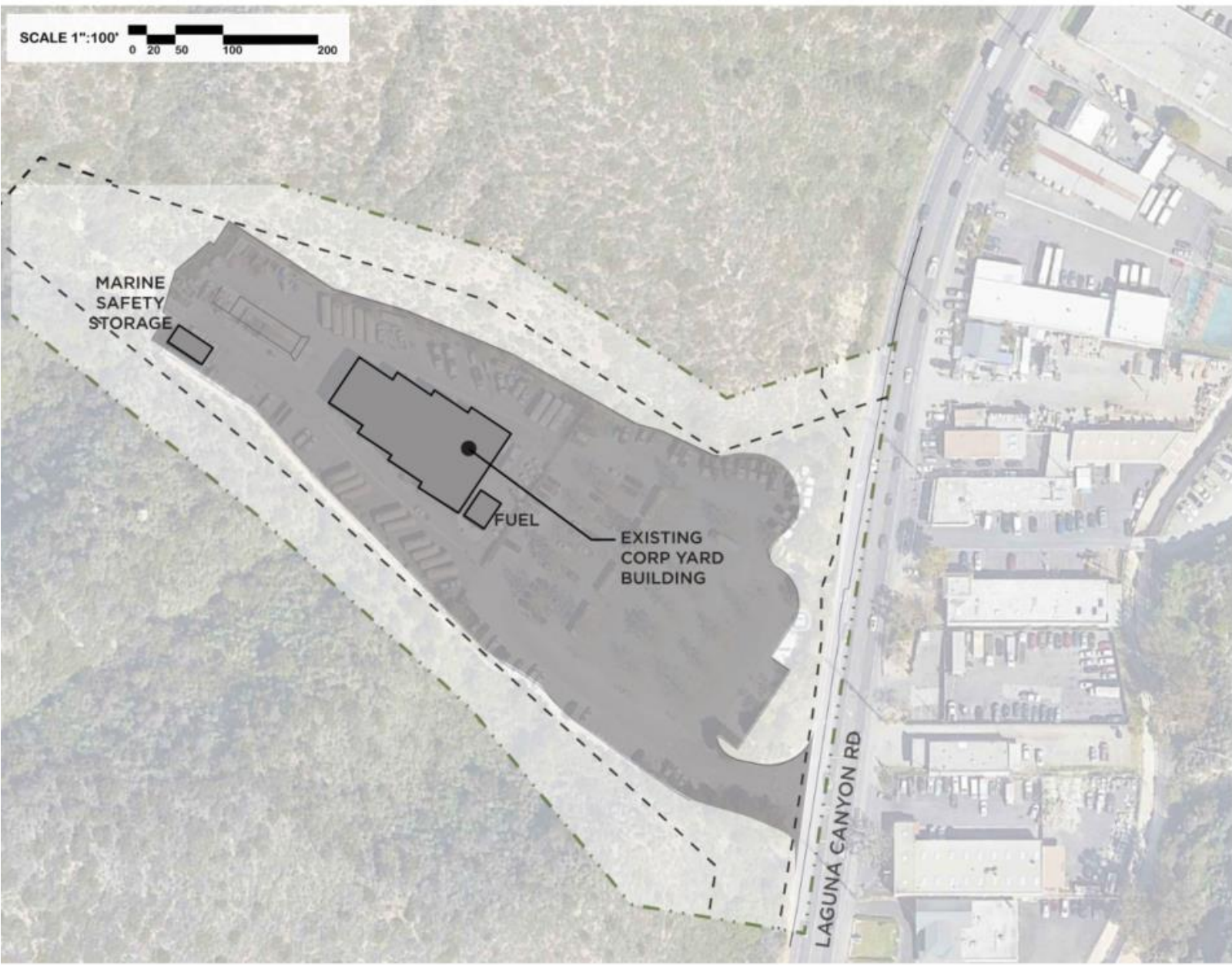
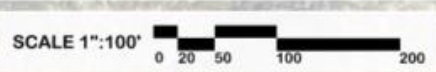
## Key Concepts

- Relocate 2<sup>nd</sup> 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
<b>Office Building</b>			
Administration	4,781	5,077	6,795
Water Quality Division	1,692	1,571	1,571
Net to Gross	592	592	1,476
<b>Total Office Building Gross SF</b>	<b>7,064</b>	<b>7,240</b>	<b>9,842</b>
<b>Maintenance Shops</b>			
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
<b>Maintenance Shops Gross SF</b>	<b>10,592</b>	<b>10,592</b>	<b>10,908</b>
<b>OFFICE &amp; MAINTENANCE SHOP GROSS SF</b>	<b>17,656</b>	<b>17,832</b>	<b>20,750</b>
<b>Exterior Components</b>			
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
<b>EXTERIOR COMPONENTS SF</b>	<b>13,775</b>	<b>13,775</b>	<b>13,775</b>



# PLAN EXISTING



### LEGEND

- Site Area
- Setbacks & Easements
- Existing Structure

### TABULATIONS

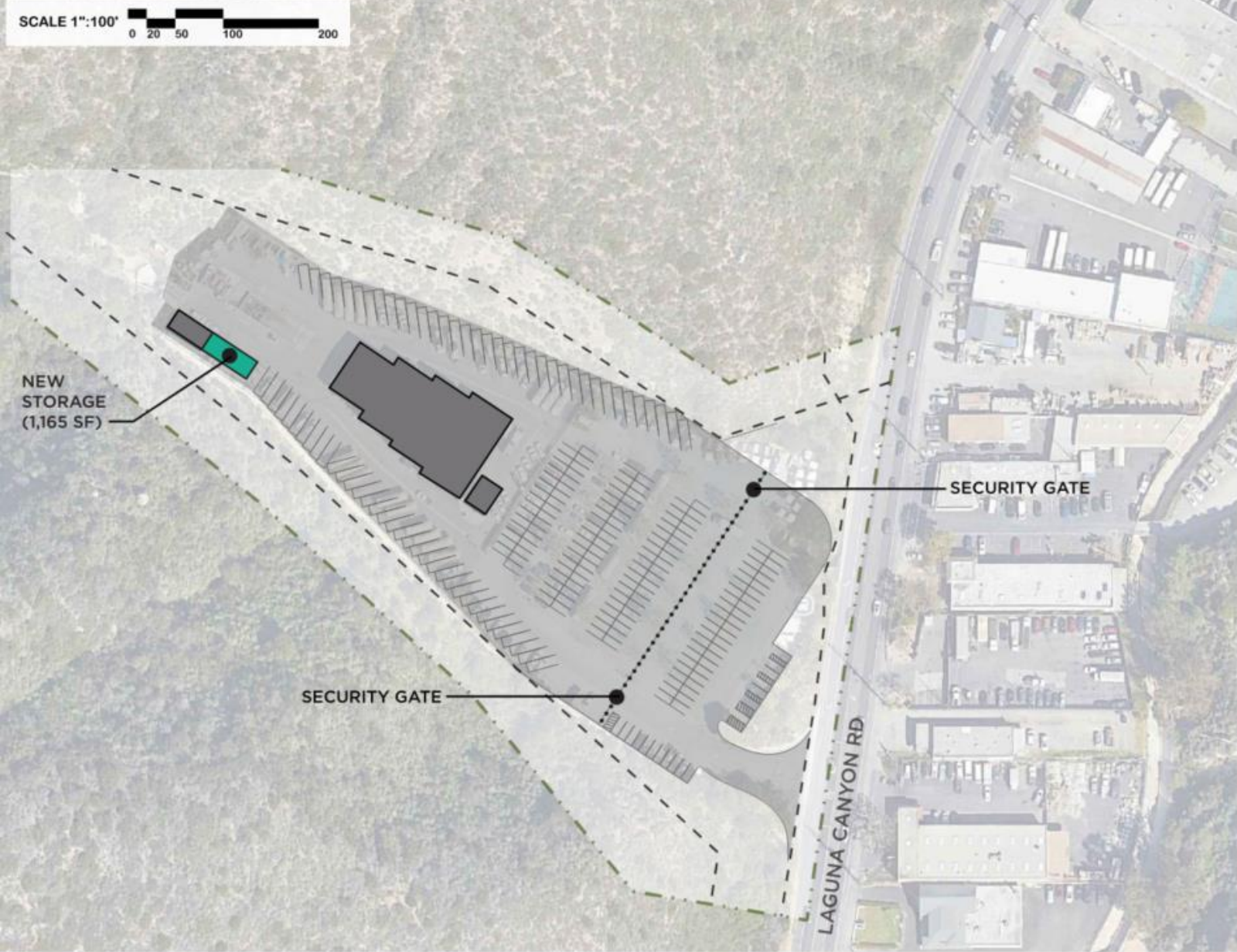
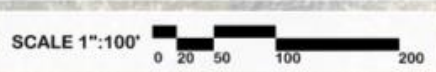
Building	17,712 SF
Parking existing on-site	
• Secure fleet	62
• Staff & visitor	254
• Total:	316 spaces

### 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

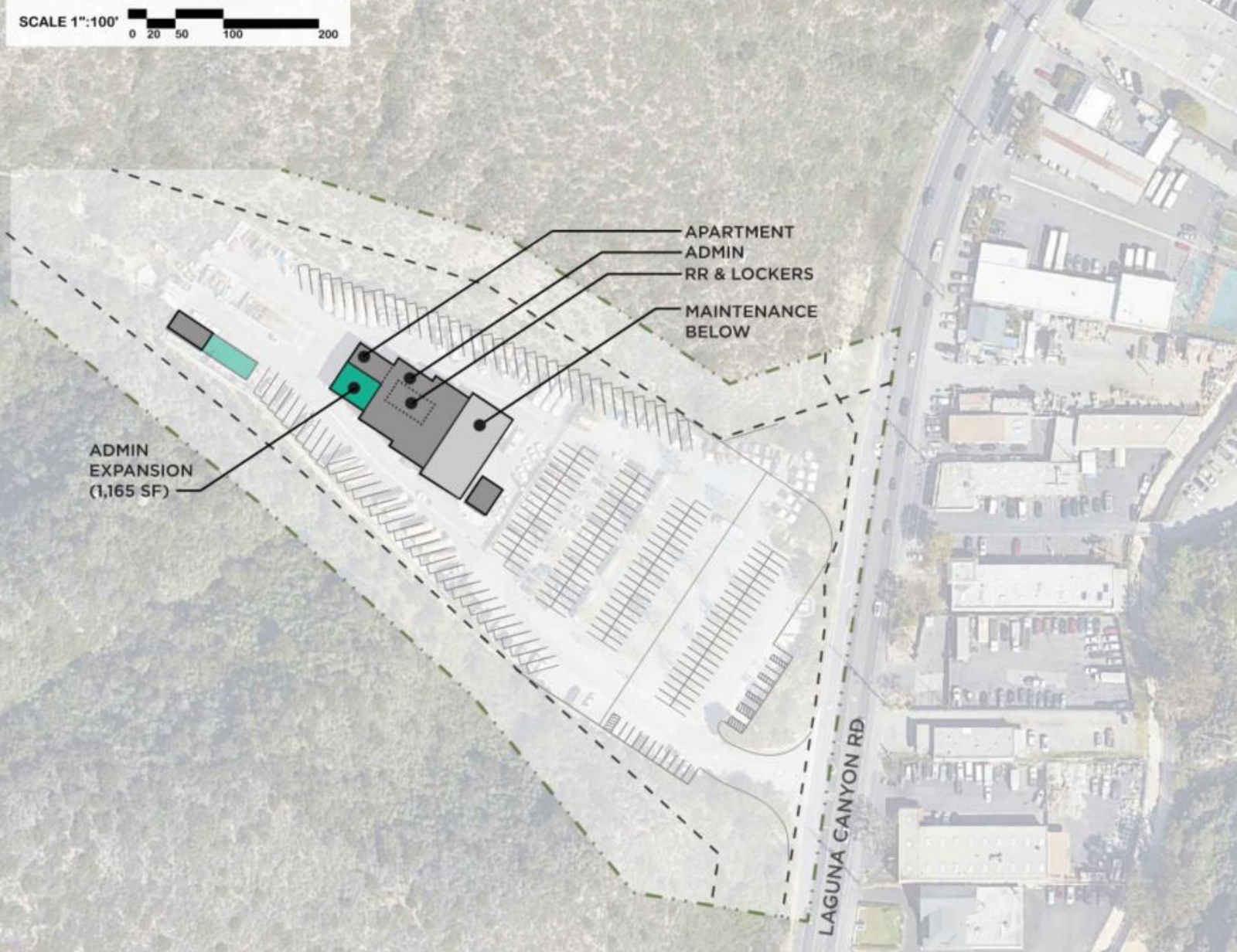
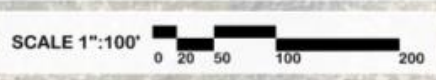
- 1,165 total SF gained
- Parking provided on-site
  - Secure fleet program 93
  - Secure fleet provided 93
  - Staff & visitor program 86
  - Staff & visitor provided
    - Secured 86
    - Unsecured 0
  - Public parking 62
  - Total: 241 spaces

### NOTES

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



# PLAN OPTION - A1 (LEVEL-2)



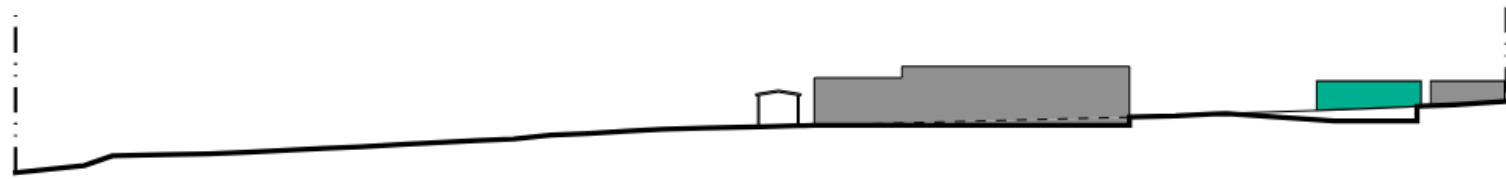
### LEGEND

- 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

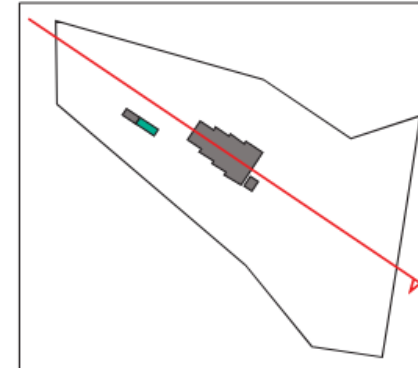
# PLAN OPTION - A2 (SECTION)



### LEGEND

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

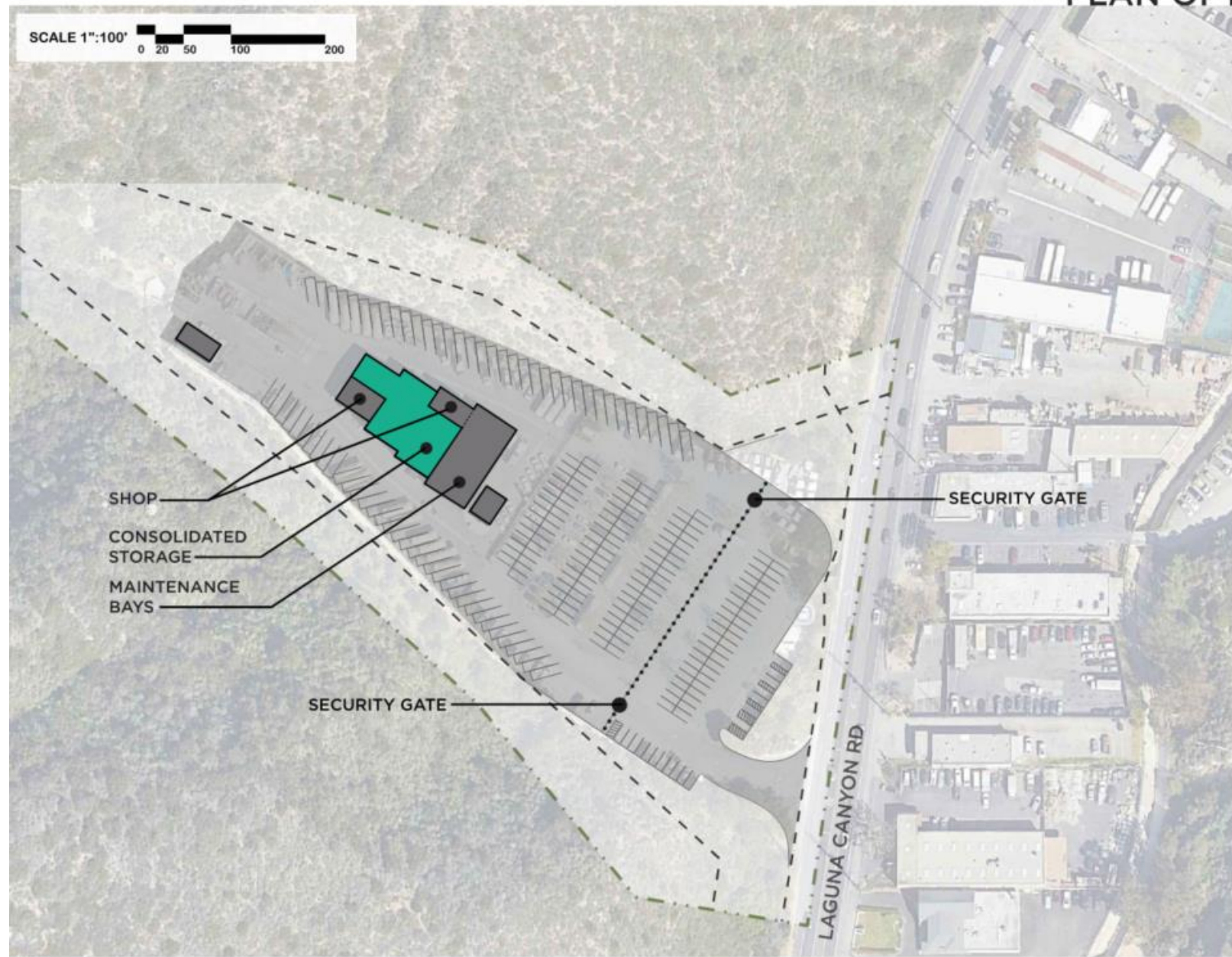
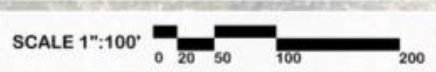
### KEY MAP



SCALE 1"=75'



# PLAN OPTION - A2 (LEVEL-1)



### LEGEND

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

### TABULATIONS

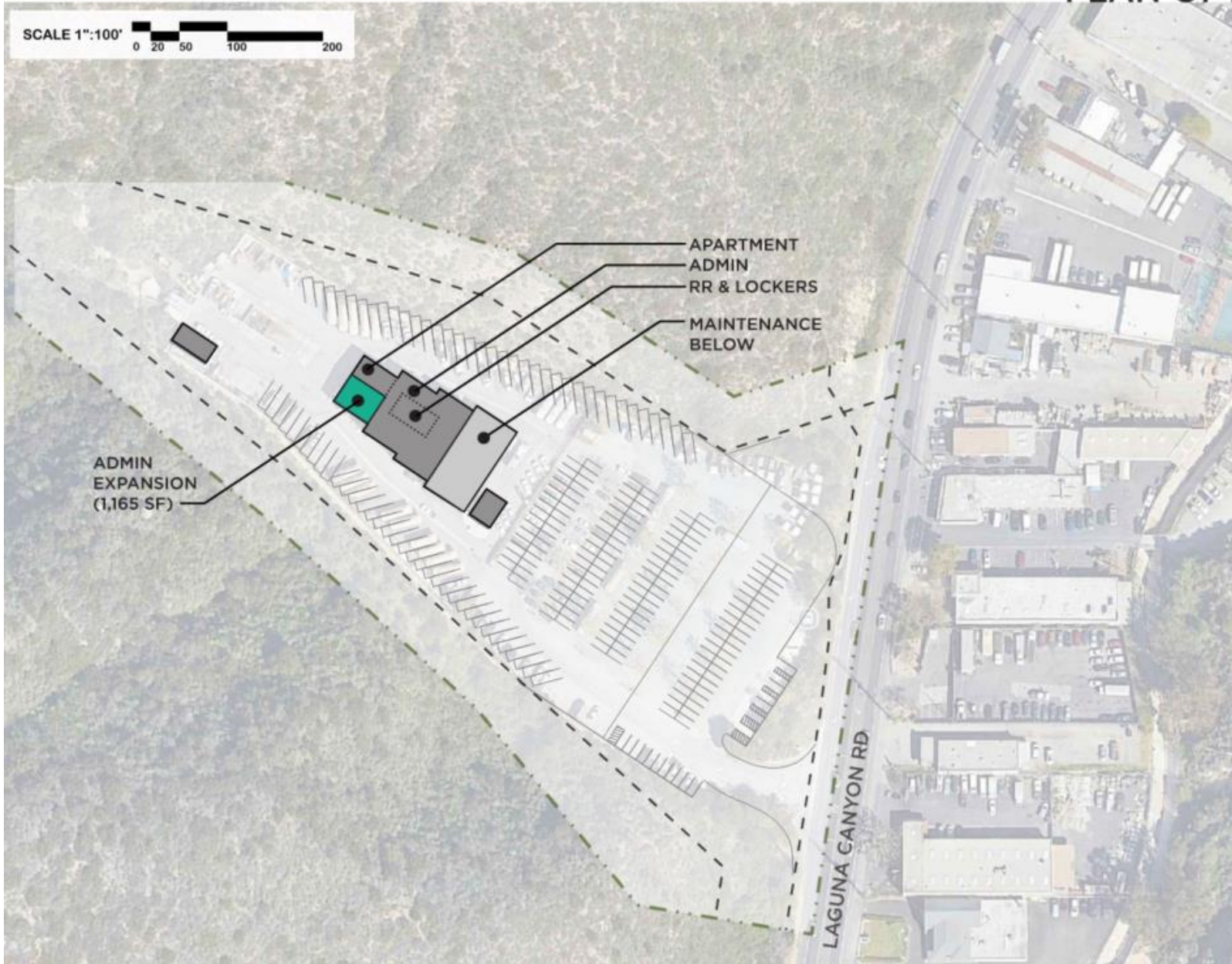
#### Parking provided on-site

• 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)



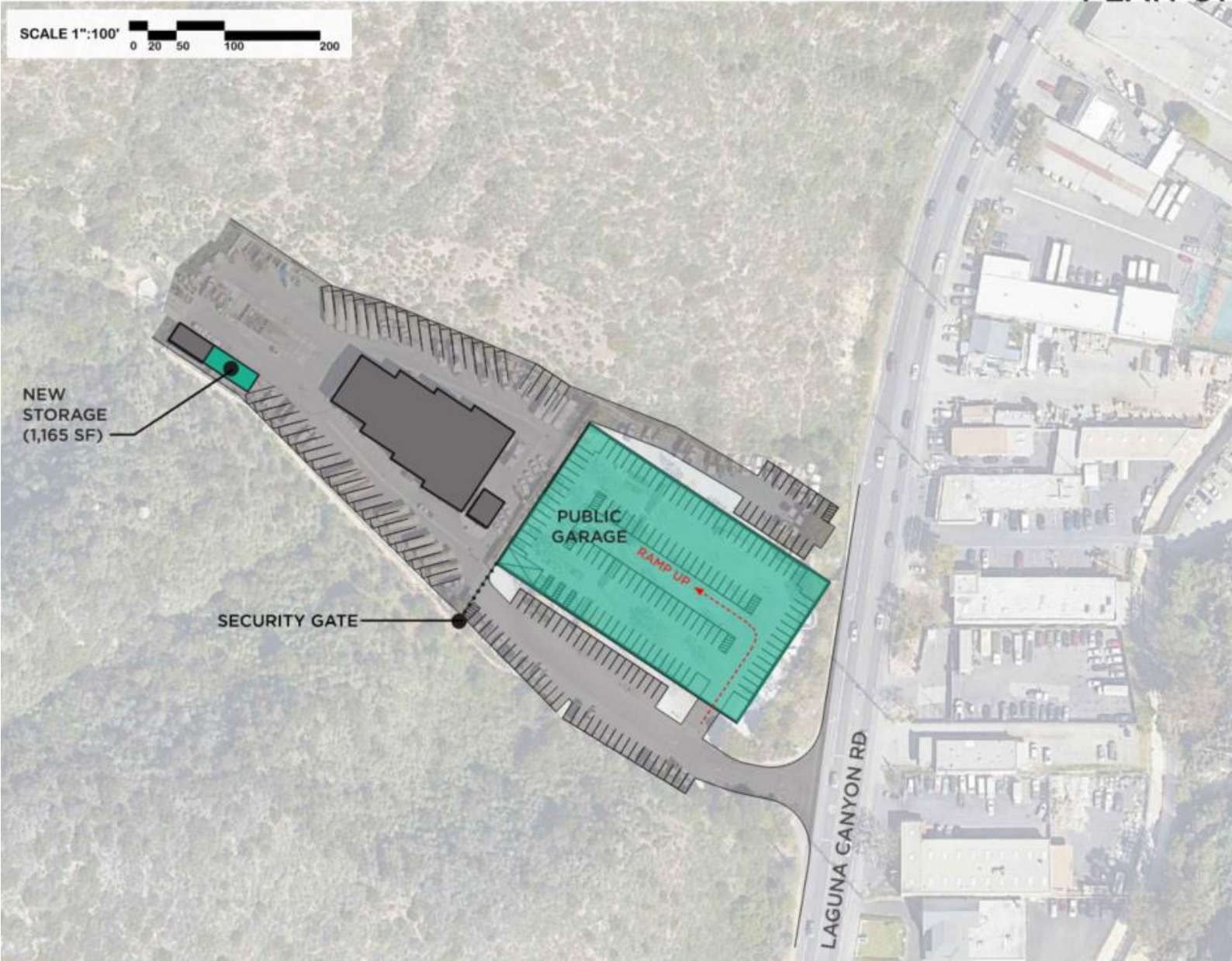
### LEGEND

-  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

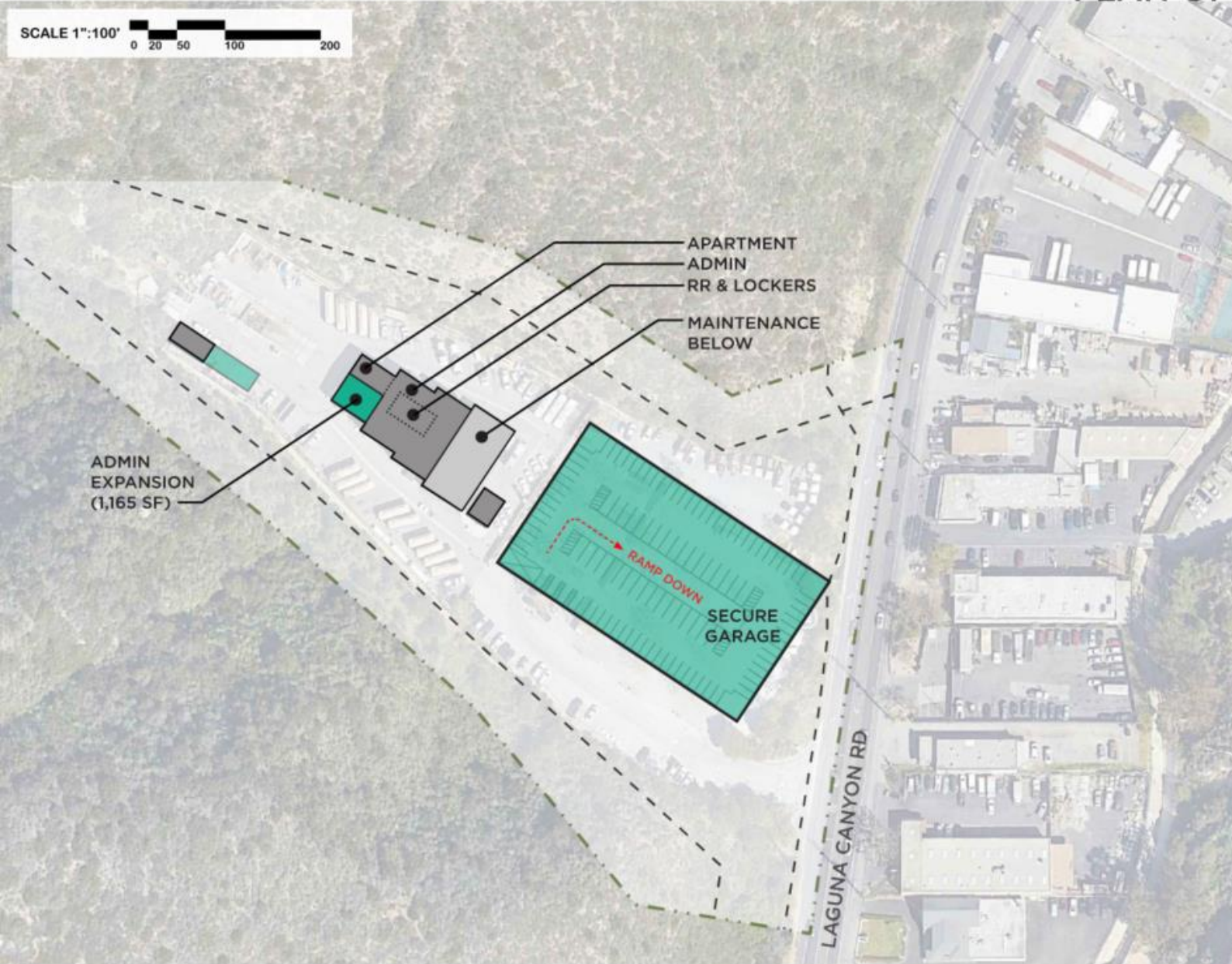
### TABULATIONS

- 1,165 total SF gained
- Parking provided on-site
  - Secure fleet program 93
  - Secure fleet provided 93
  - Staff & visitor program 86
  - Staff & visitor provided
    - 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)



### LEGEND

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

### TABULATIONS

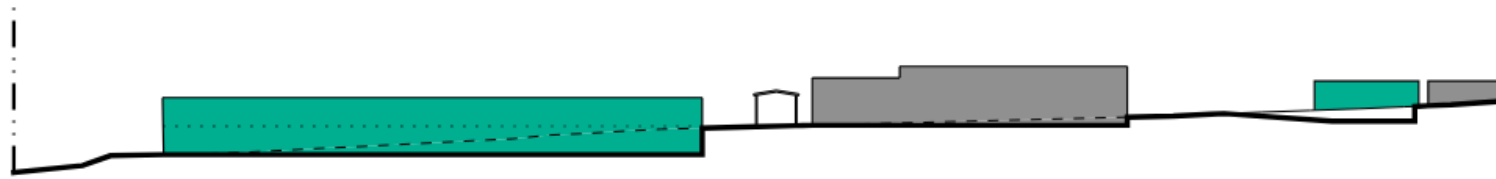
#### Parking provided on-site

- 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

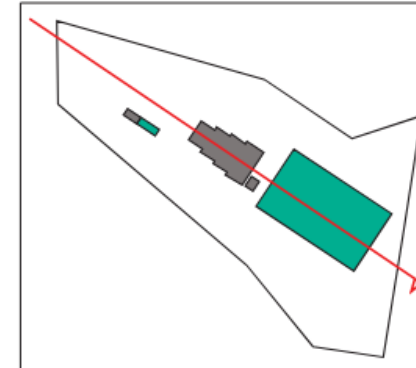
# PLAN OPTION - B1 (SECTION)



## LEGEND

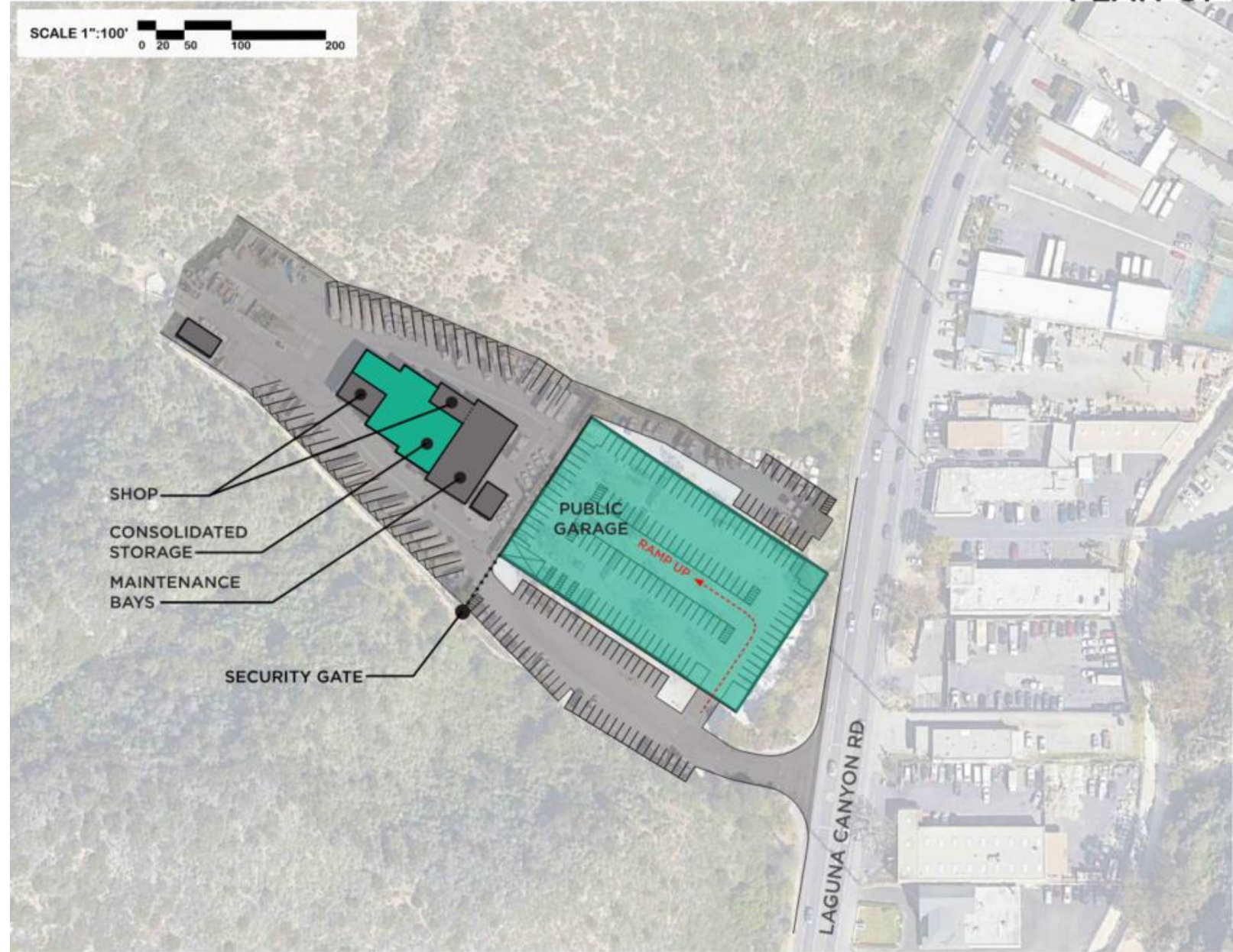
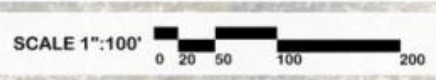
- . . - Site Area
- Existing Structure
- New Corp Yard Program

## KEY MAP



SCALE 1"=75'  
0 25 50 75 150

# PLAN OPTION - B2 (LEVEL-1)



### LEGEND

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

### TABULATIONS

#### Parking provided on-site

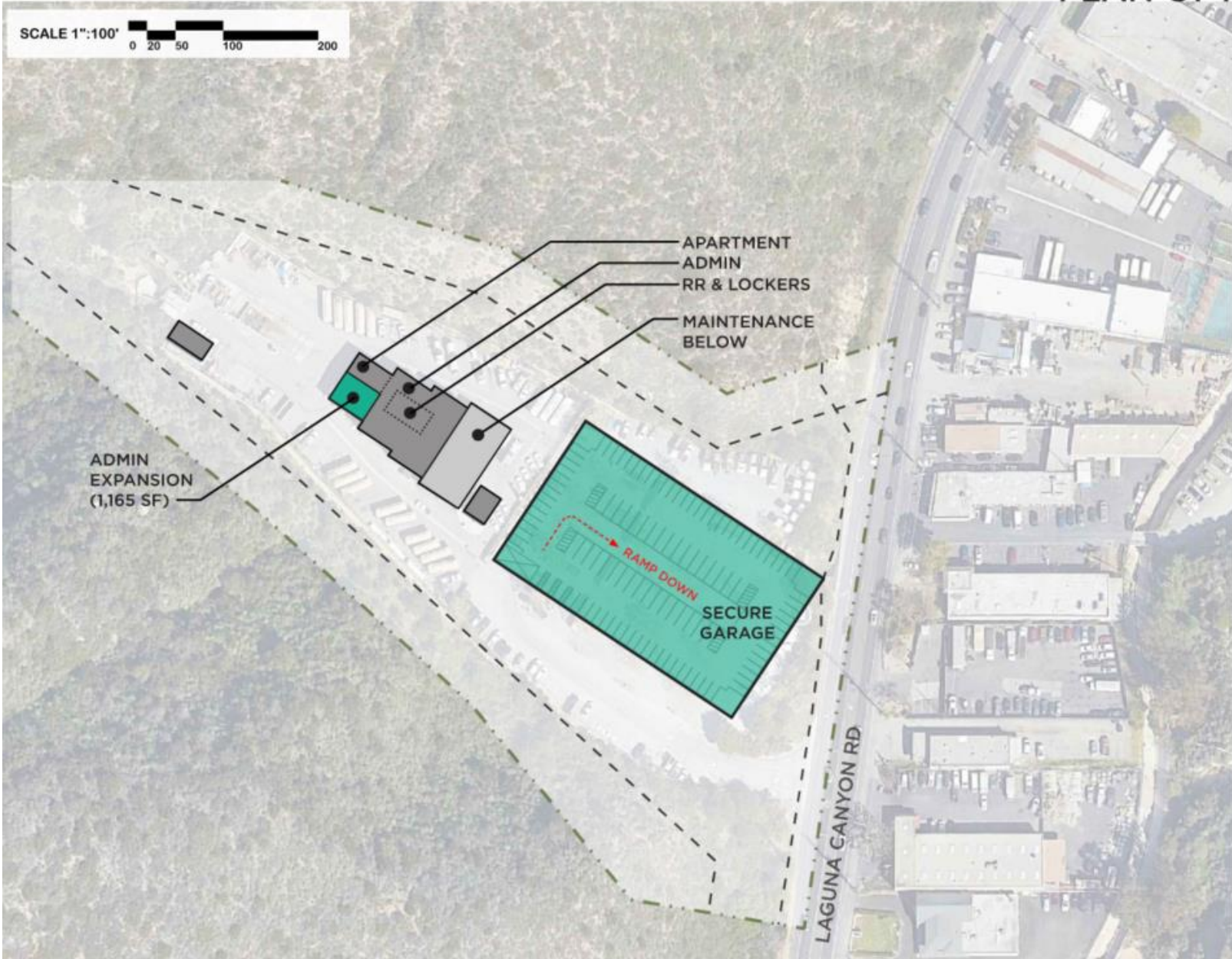
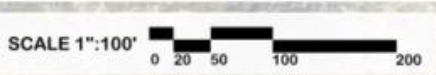
• Secure fleet program	93
• Secure fleet provided	93
• Staff & visitor program	86
• Staff & visitor provided	87
Secured	87
Unsecured	0
• Public parking	174
• Total: 351 spaces	

### 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

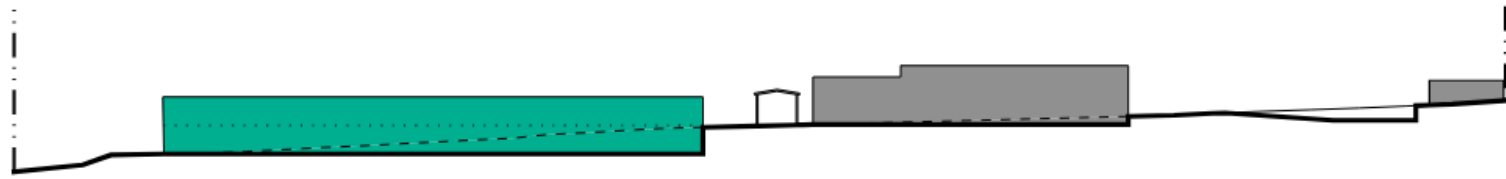
Parking provided on-site

• 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

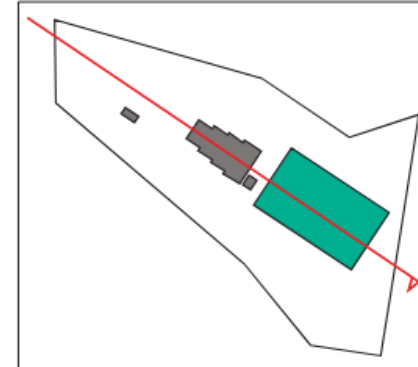
# PLAN OPTION - B2 (SECTION)



### LEGEND

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

### KEY MAP



SCALE 1"=75'  
0 25 50 75 150

# Animal Shelter

CITY OF LAGUNA BEACH  
ANIMAL SHELTER

# Animal Shelter

## Key Concepts

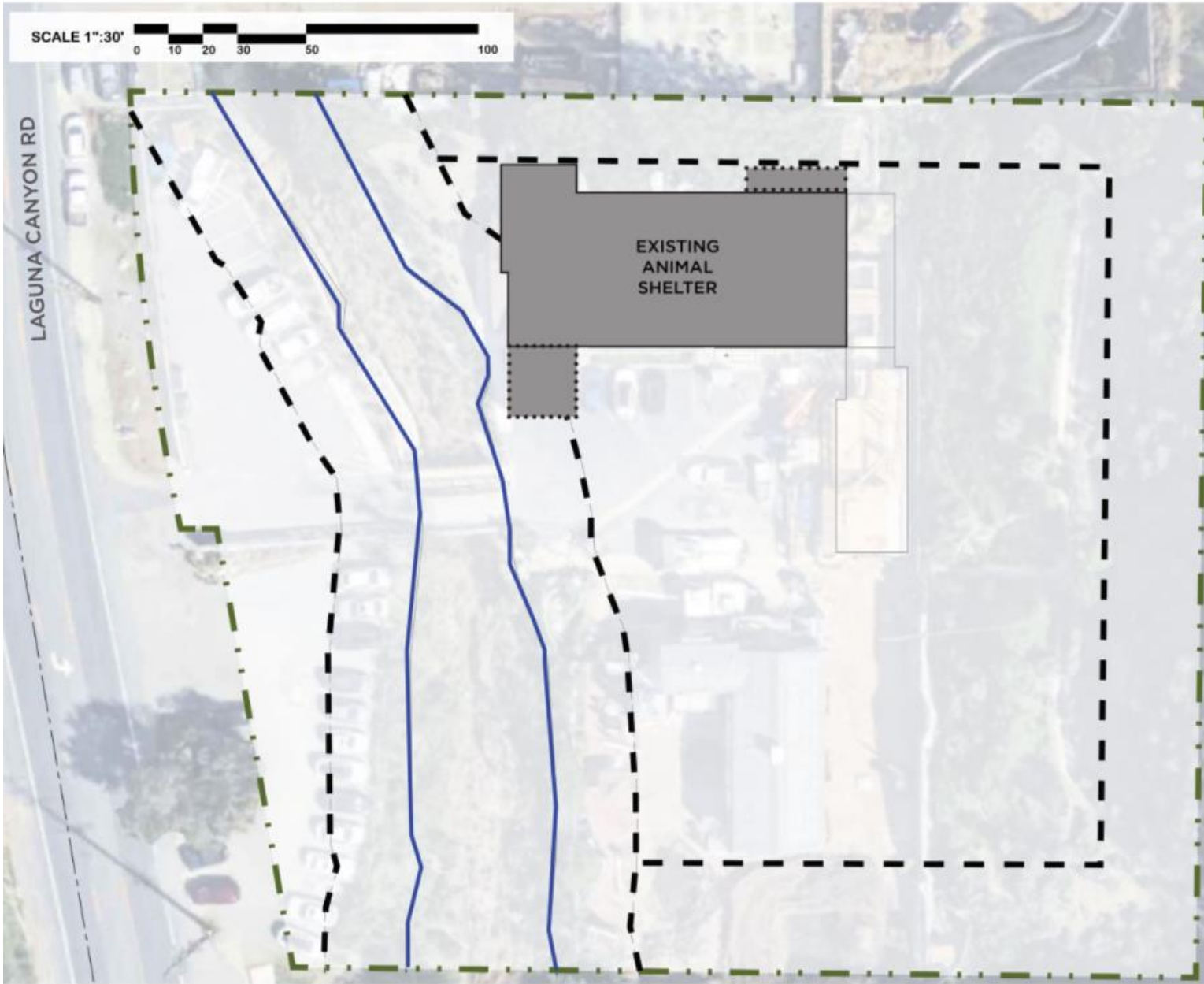
- Add needed administration space
- Leverage Marine Mammal Clinic
- Provide more delineated quarantine areas
- Provide additional support (storage, grooming, etc.)

ANIMAL SHELTER	EXISTING	FIXING DEFICIENCIES		FUTURE 'IDEAL' NEED	
	SF	STAFF	SF	STAFF	SF
<b>Building Areas</b>					
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
<b>TOTAL BUILDING GROSS SF</b>	<b>4,108</b>	<b>9</b>	<b>4,992</b>	<b>9</b>	<b>6,980</b>
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

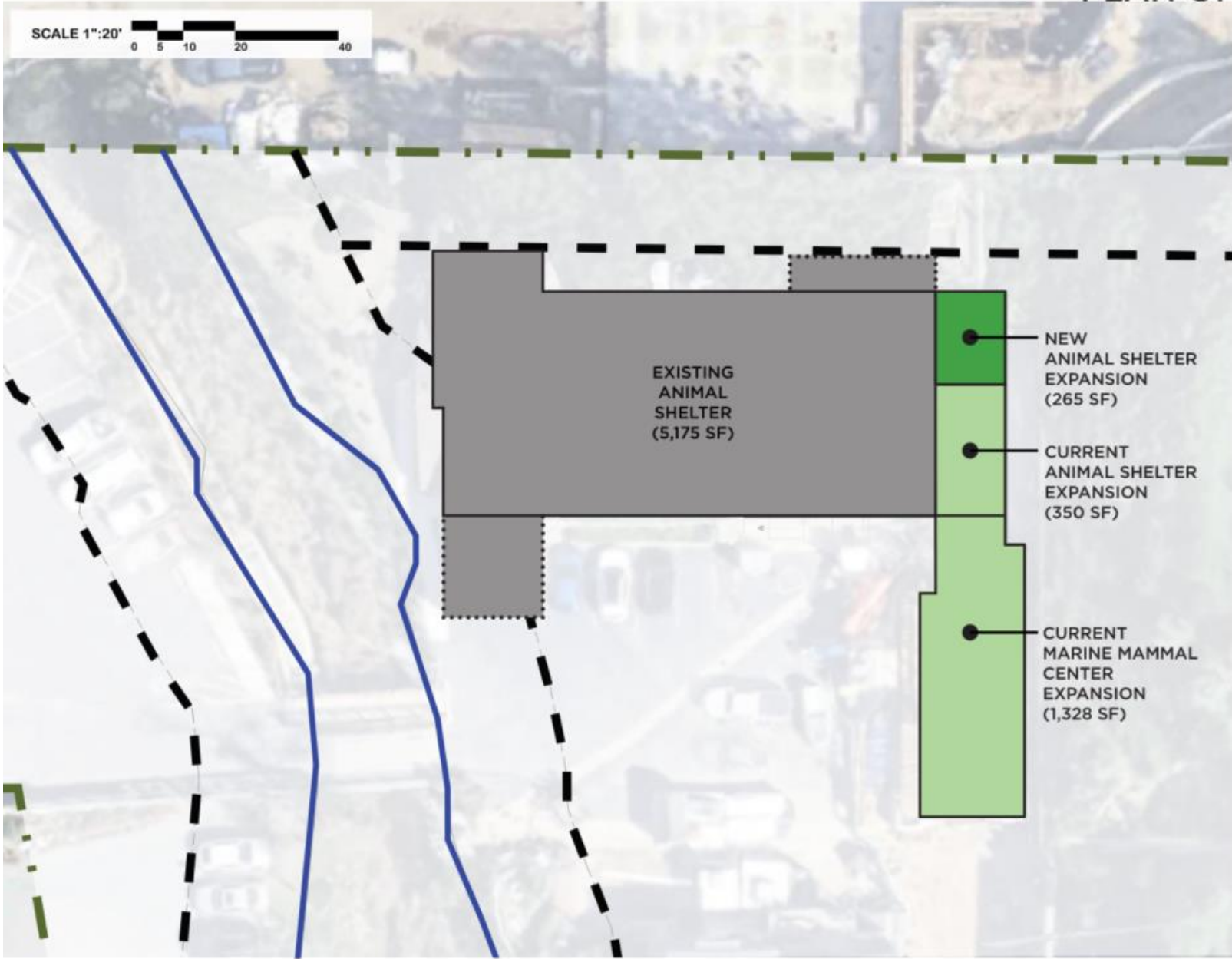
### NOTES

- 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





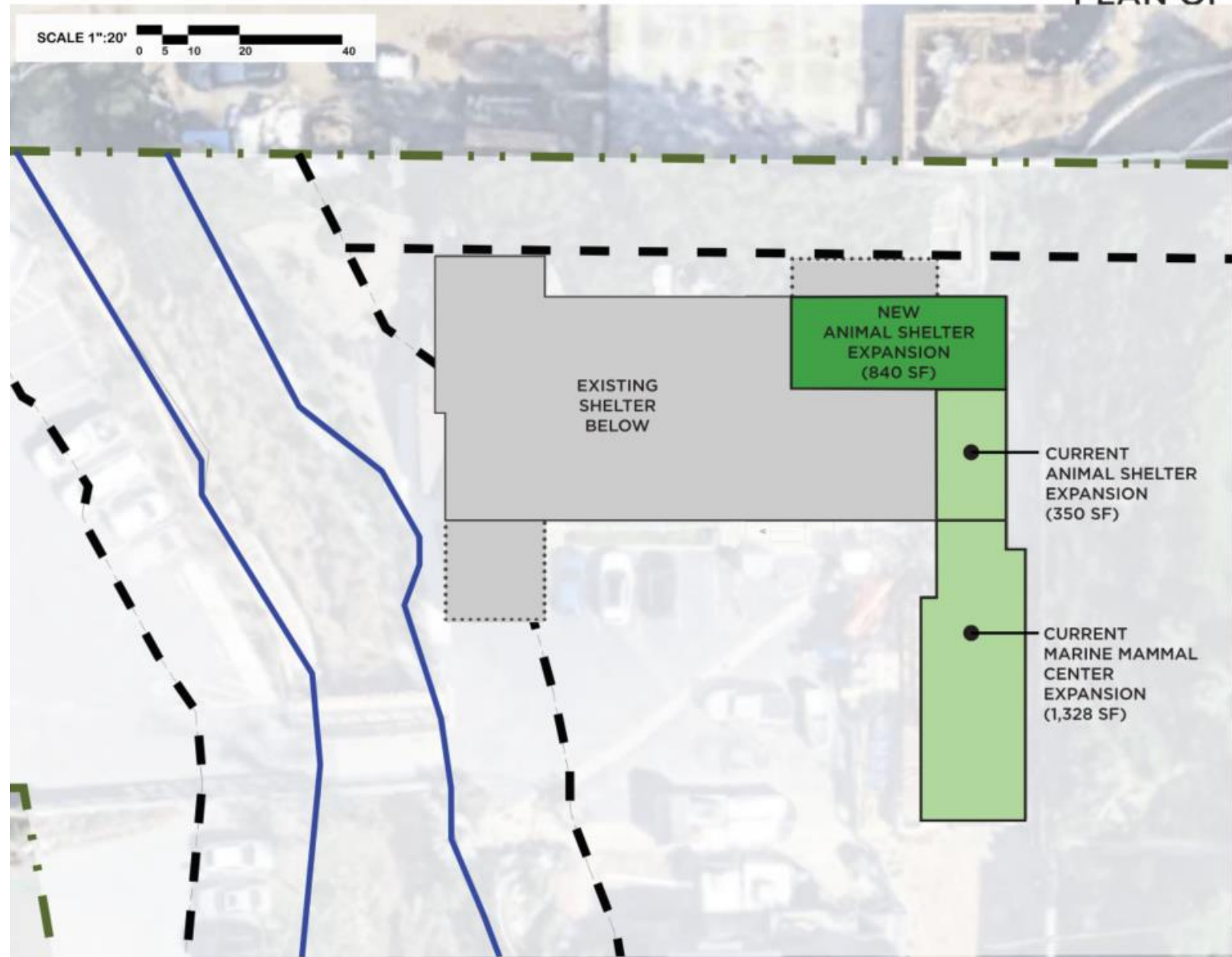
# PLAN OPTION - A (LEVEL-2)



EXCELLENCE IN PROJECT DELIVERY



CITY OF LAGUNA BEACH FACILITIES MASTER PLAN  
Animal Shelter



### 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)

EXISTING SHELTER BELOW

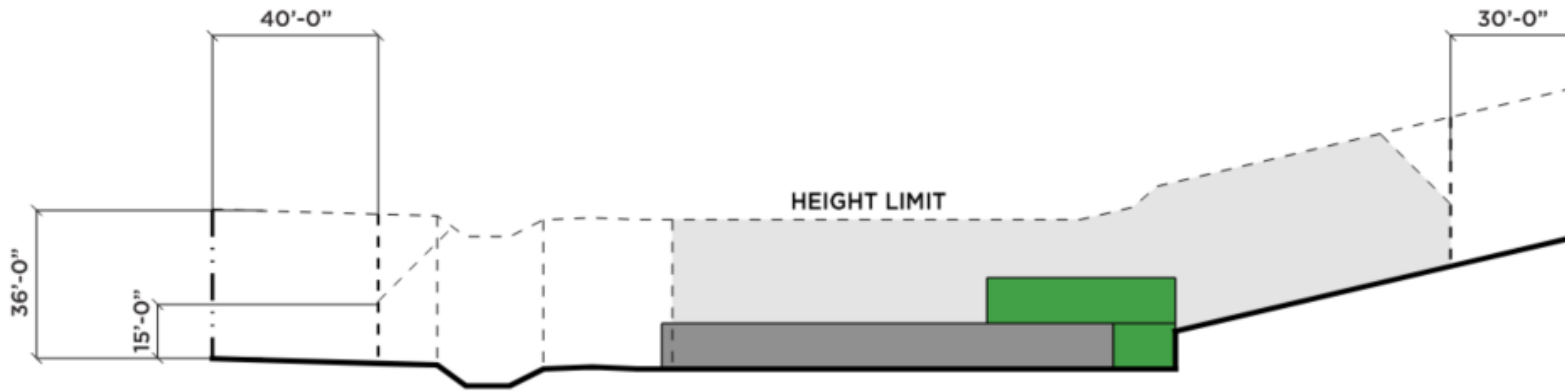
NEW ANIMAL SHELTER EXPANSION (840 SF)

CURRENT ANIMAL SHELTER EXPANSION (350 SF)






CURRENT MARINE MAMMAL CENTER EXPANSION (1,328 SF)



# PLAN OPTION - (SECTION)



### LEGEND

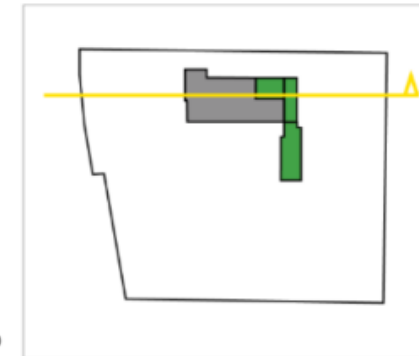
-  Property line
-  Building Setbacks
-  Existing structures
-  Animal Shelter New Program Area
-  Buildable Area

### 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





# Community Services & Recreation

A photograph of a modern community center building at dusk. The building features extensive wood paneling and large glass windows and doors. The interior lights are on, and the sky is a deep twilight blue. In the foreground, there is a paved patio area with several wooden benches and a tall, slender lamp post. A grassy area is visible to the left. In the background, a hillside with residential houses is visible under the darkening sky.

# Community Center & Susi-Q

# Community Center & Susi-Q

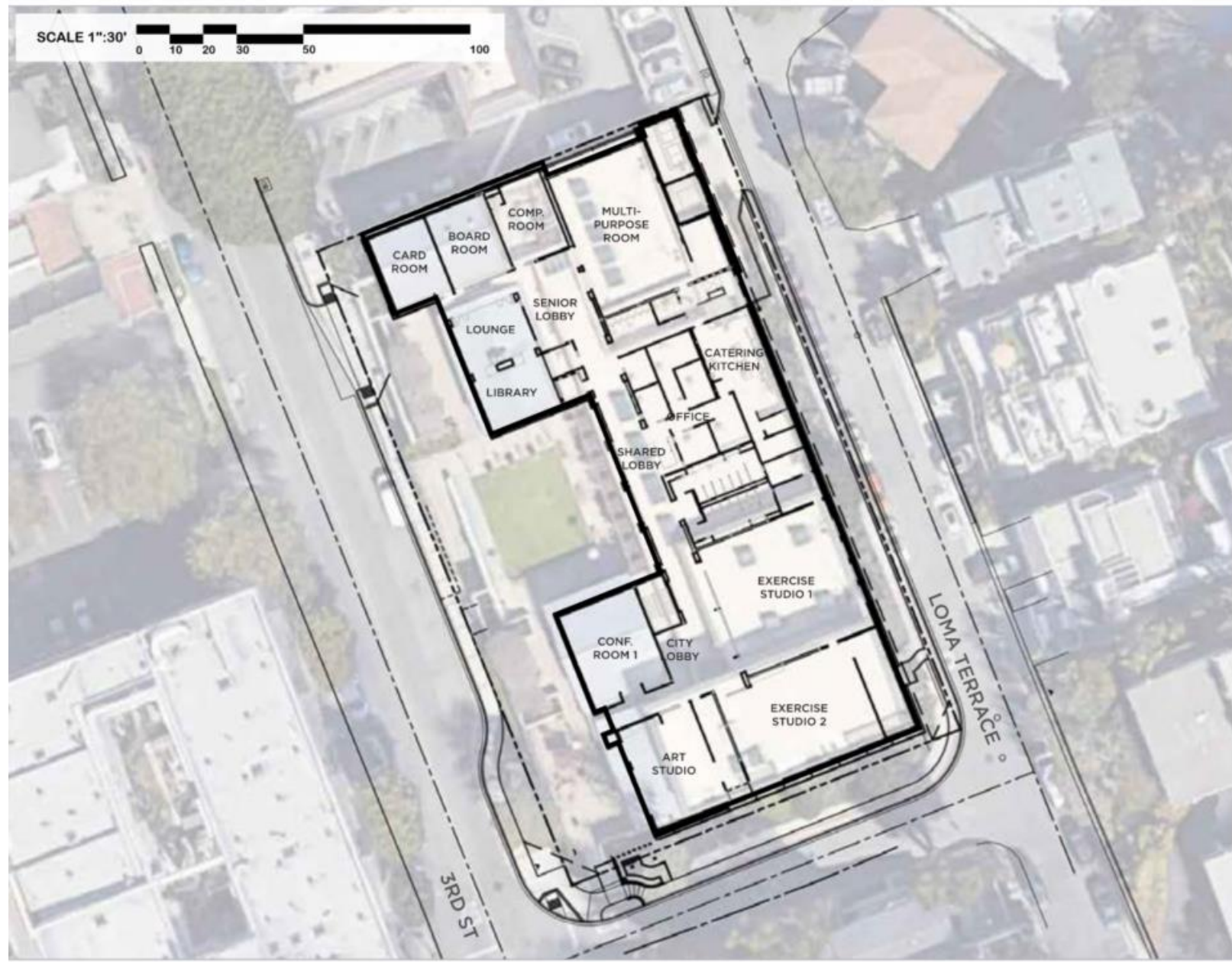
## Key Concepts

- Increase administrative space
- Consider utilizing oversized kitchen and/or wellness room to accommodate office needs
- Increase multipurpose opportunities within the Board Room to accommodate meetings, wellness, etc.





# PLAN EXISTING



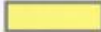
### NOTES

- No site changes
- No change to parking level
- No building expansion
- All work to be interior remodel to achieve program updates
- Zoning analysis was not developed for this site because all property work is located in interior of building.

# PLAN OPTION - A (LEVEL-1)



**LEGEND**

 Highlighted areas are potential areas to be remodeled to achieve program updates

**NOTES**

- Kitchen space kitchen support space reduced and staff office area expands into to area
- Computer room is updated for multigenerational programming
- Board room is upgraded to multipurpose space, serving both wellness center & board room

# PLAN OPTION - B (LEVEL-1)

EXCELLENCE IN PROJECT DELIVERY



CITY OF LAGUNA BEACH FACILITIES MASTER PLAN  
Susie Q Senior Center



### LEGEND

Highlighted areas are potential areas to be remodeled to achieve program updates

### NOTES

- Kitchen space reduced and staff office area expands into to area
- City lobby space is returned to lobby space
- Office in city lobby space moves to staff office area
- Computer room is updated for multigenerational programming
- Board room is upgraded to multipurpose space, serving both wellness center & board room

An aerial photograph of a large, multi-story building with a red-tiled roof and white walls. The building features a central courtyard with a paved area, several blue picnic tables, and a small playground structure. The building has multiple wings and a series of arches along its facade. A parking lot with several spaces is visible in the foreground. The surrounding area includes some trees and a road.

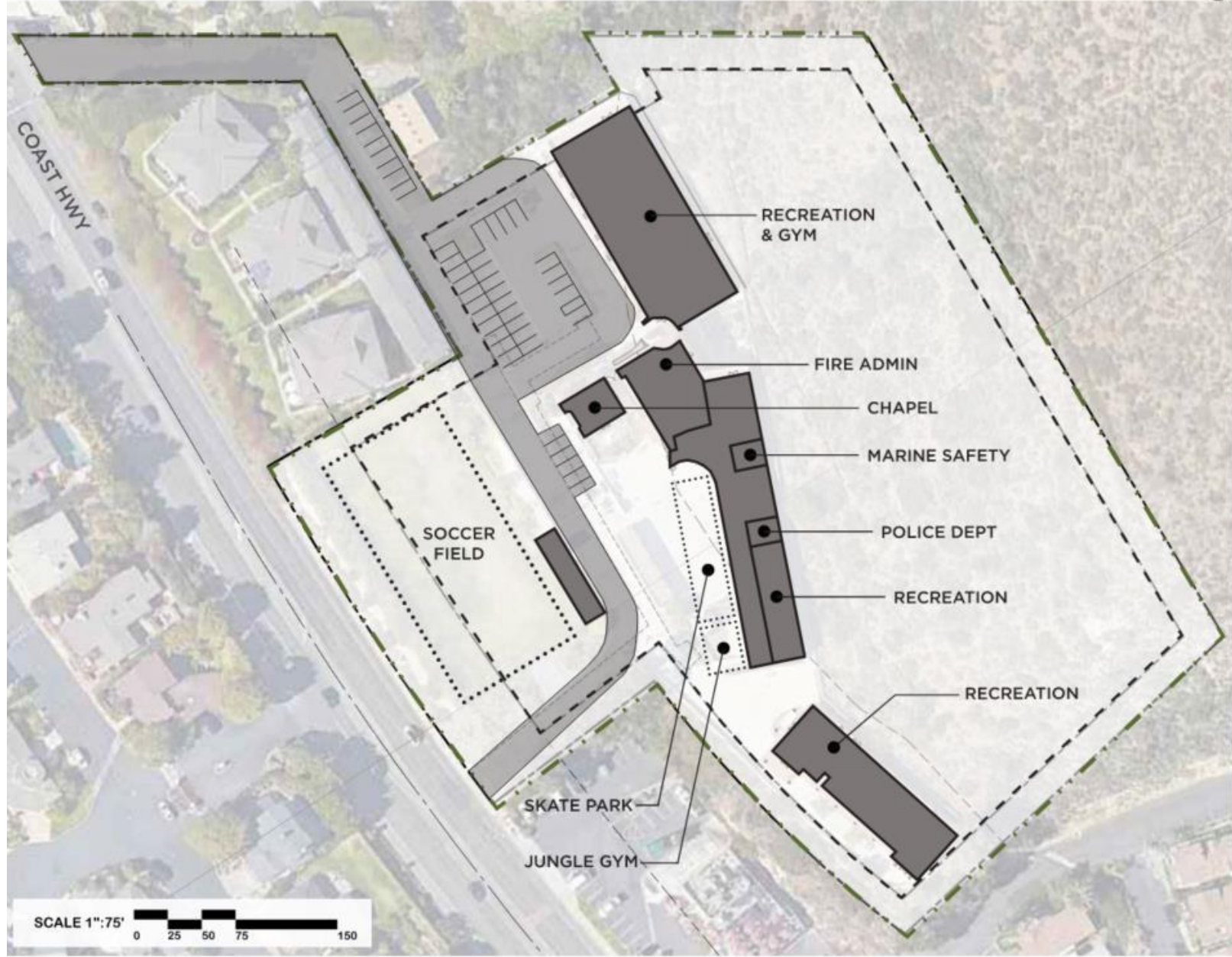
# Community & Recreation Center (CRC)

# Community & Recreation Center (CRC)

## Key Concepts

- Reuse existing building and increase programming where appropriate to align with community interests
- Increase parking capacity
- Consider utilizing site as aquatic center
- Consider utilizing site for residential to develop revenue source for other City projects

# SITE PLAN EXISTING



### LEGEND

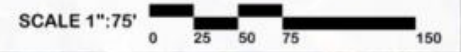
- Site Area
- Setback
- Existing Structure

### TABULATIONS

Chapel	1,047 SF
Gym	12,254 SF
Admin & Elementary	17,100 SF
Middle School	5,864
Parking existing on-site	
• Staff & Visitor	47

### 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 EXISTING - GYM (LEVEL-1)



## LEGEND

### Existing CRC - Gym Program

- Circulation/Support
- Available Space
- Storage
- Lobby
- Soundbooth
- Stage
- Sports Office
- Gym
- Multipurpose
- Restroom
- Breakroom

## TABULATIONS

Gym	
• Provided area	12,254 SF

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

# PLAN EXISTING - GYM (LEVEL-2)



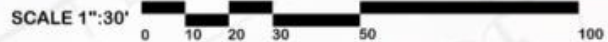
### LEGEND

#### Existing CRC - Gym Program

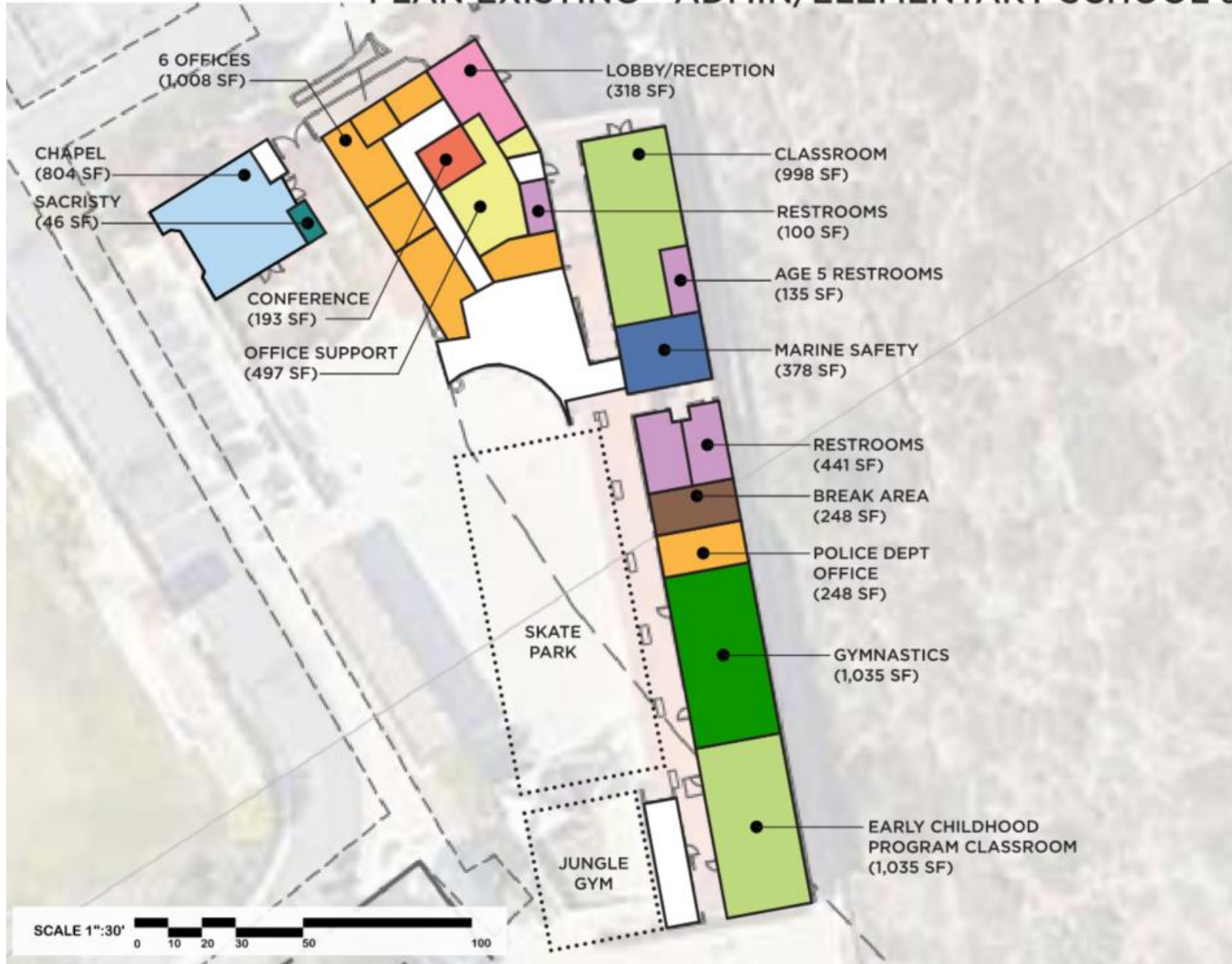
- Circulation/Support
- Available Space
- Storage
- Lobby
- Soundbooth
- Stage
- Sports Office
- Gym
- Multipurpose
- Restroom
- Breakroom

### TABULATIONS

Gym	
• Provided area	12,254 SF



# PLAN EXISTING - ADMIN/ELEMENTARY SCHOOL & CHAPEL (LEVEL-1)



### LEGEND

#### Existing CRC - Admin/Elementary Program

- Circulation/Support
- Reception/Lobby
- Meeting
- Office
- Office Support
- Classroom
- Gymnastics
- Marine Safety
- Restroom
- Library
- Lab
- Breakroom

#### Existing CRC - Chapel Program

- Circulation/Support
- Chapel
- Sacristy

### TABULATIONS

#### Admin & Elementary School

- Provided area 17,100 SF

#### Chapel

- Provided area 1,047 SF

SCALE 1"=30'





# PLAN EXISTING - ADMIN/ELEMENTARY SCHOOL & CHAPEL (LEVEL-2)



### LEGEND

#### Existing CRC - Admin/Elementary Program

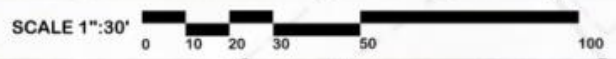
- Circulation/Support
- Reception/Lobby
- Meeting
- Office
- Office Support
- Classroom
- Gymnastics
- Marine Safety
- Restroom
- Library
- Lab
- Breakroom

#### Existing CRC - Chapel Program

- Circulation/Support
- Chapel
- Sacristy

### TABULATIONS

<b>Admin &amp; Elementary School</b>	
• Provided area	17,100 SF
<b>Chapel</b>	
• Provided area	1,047 SF



# PLAN EXISTING - MIDDLE SCHOOL (LEVEL-1)



**LEGEND**

- Existing CRC - Middle School
- Circulation/Support
  - Art Room
  - Lab
  - Art Room
  - Classroom
  - Restroom

**TABULATIONS**

Admin & Elementary School  
 • Provided area 5,864 SF



# PLAN OPTION - A (LEVEL-1)



EXCELLENCE IN PROJECT DELIVERY



CITY OF LAGUNA BEACH FACILITIES MASTER PLAN

CRC

LPA



### LEGEND

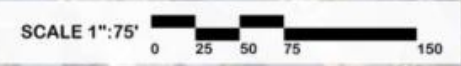
- Site Area
- Setback
- Existing Structure
- Road/Parking
- New CRC Program
- Play Field/U8 Soccer
- Circulation

### TABULATIONS

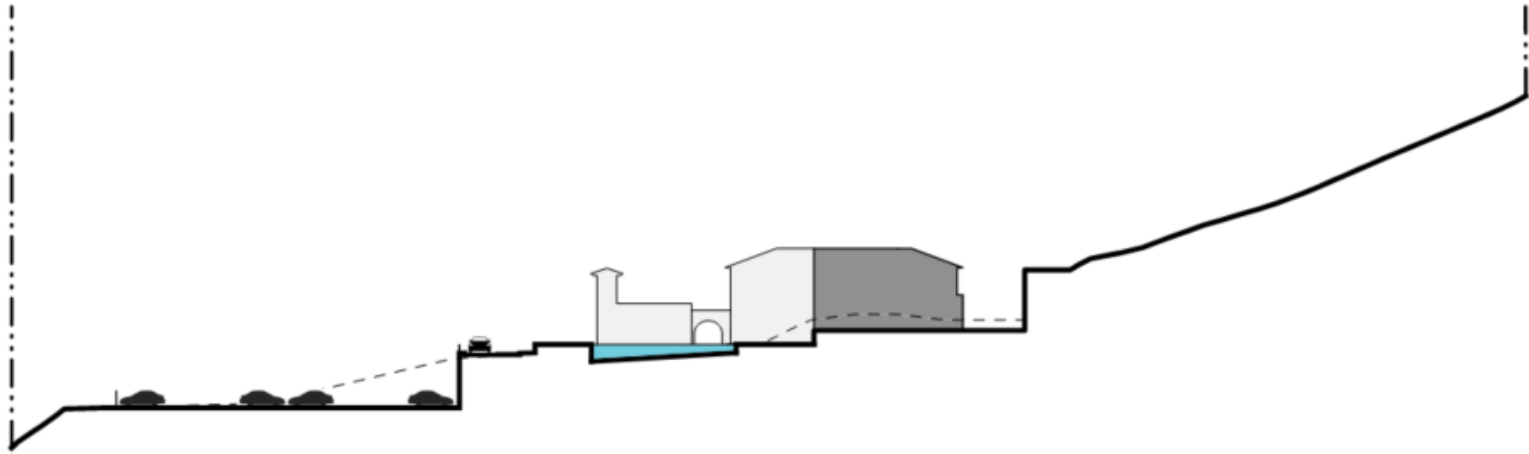
Parking on-site	
• Staff & Visitor	122

### NOTES

- Existing soccer field replaced with 75 parking stalls
- Option A has no deck above parking

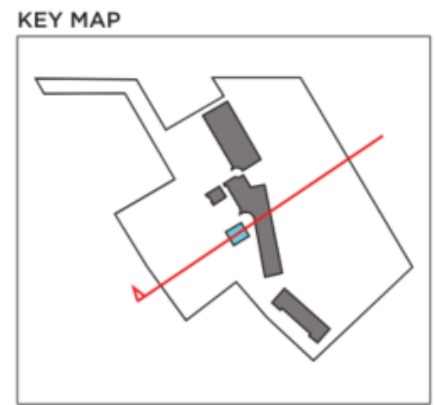


# PLAN OPTION - A (SECTION)



**LEGEND**

- . . - Site Area
- Existing Structure
- Recreation Pool





# PLAN OPTION - B (B-1)



**LEGEND**

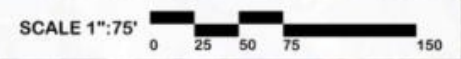
- Site Area
- Setback
- Existing Structure
- Road/Parking
- New CRC Program
- Play Field/U8 Soccer
- Circulation

**TABULATIONS**

Parking existing on-site	
• Staff & Visitor	122

**NOTES**

- Existing soccer field replaced with 75 parking stalls
- Play field deck above new parking
- Circulation from parking to play field/recreation center at north corner of structure





# PLAN OPTION - B (LEVEL-1)



EXCELLENCE IN PROJECT DELIVERY



CITY OF LAGUNA BEACH FACILITIES MASTER PLAN

CRC



**LEGEND**

- Site Area
- Setback
- Existing Structure
- Road/Parking
- New CRC Program
- Play Field/U8 Soccer
- Recreation Pool
- Circulation

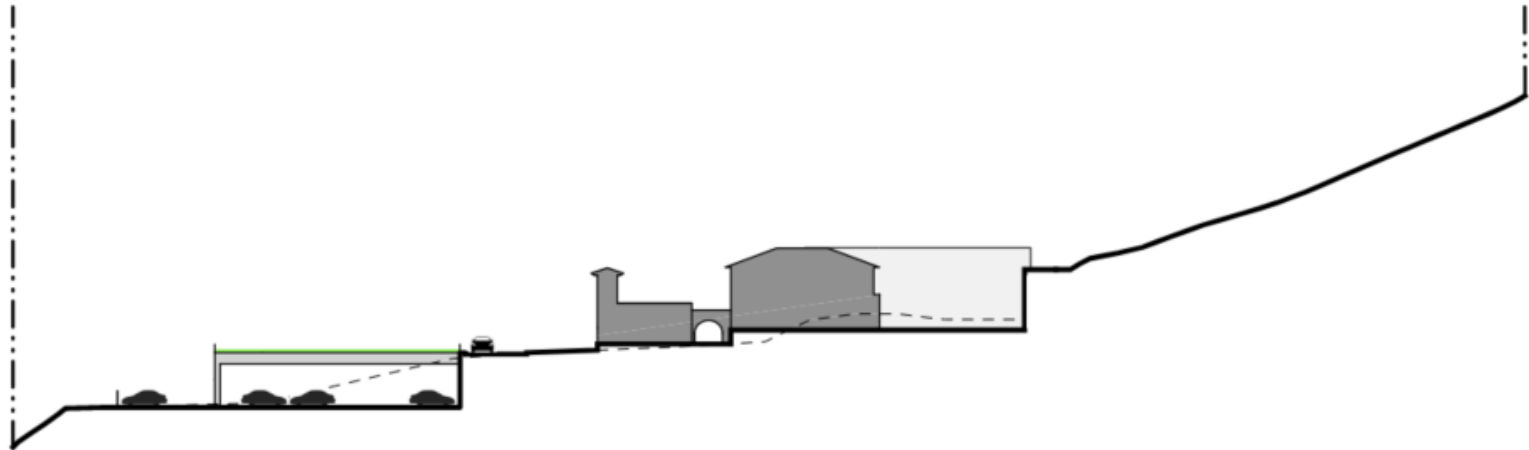
**TABULATIONS**

Parking on-site	
• Staff & Visitor	122

- NOTES**
- Play field deck above new parking
  - Circulation from parking to play field/recreation center at north corner of structure
  - No changes to existing recreation structures
  - Outdoor recreation area in courtyard in front of elementary/admin building



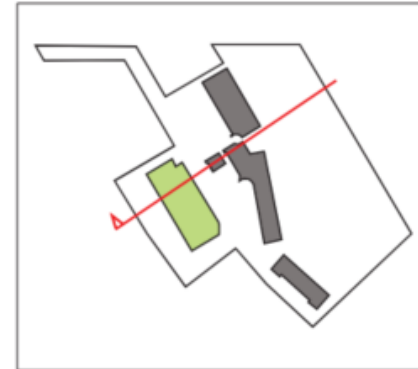
# PLAN OPTION - B (SECTION)



## LEGEND

- . . - Site Area
- Existing Structure
- Play Field/U8 Soccer

## KEY MAP



SCALE 1"=50'  
0 5 10 25 50 100



# PLAN OPTION - C (B-1)



### LEGEND

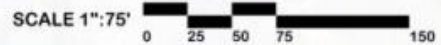
- Site Area
- Setback
- Existing Structure
- Road/Parking
- New CRC Program
- Residential Program
- Play Field
- Circulation

### TABULATIONS

Parking on-site	
• Staff & Visitor	177

### NOTES

- Existing soccer field replaced with 75 parking stalls
- Play field deck above new parking
- Circulation from parking to play field/recreation center at north corner of structure





# PLAN OPTION - C (LEVEL-1)



### LEGEND

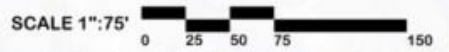
- Site Area
- Setback
- Existing Structure
- Road/Parking
- New CRC Program
- Residential Program
- Play Field/U8 Soccer
- Circulation

### TABULATIONS

Community Building	
• Provided area	11,200 SF
Parking on-site	
• Staff & Visitor	102

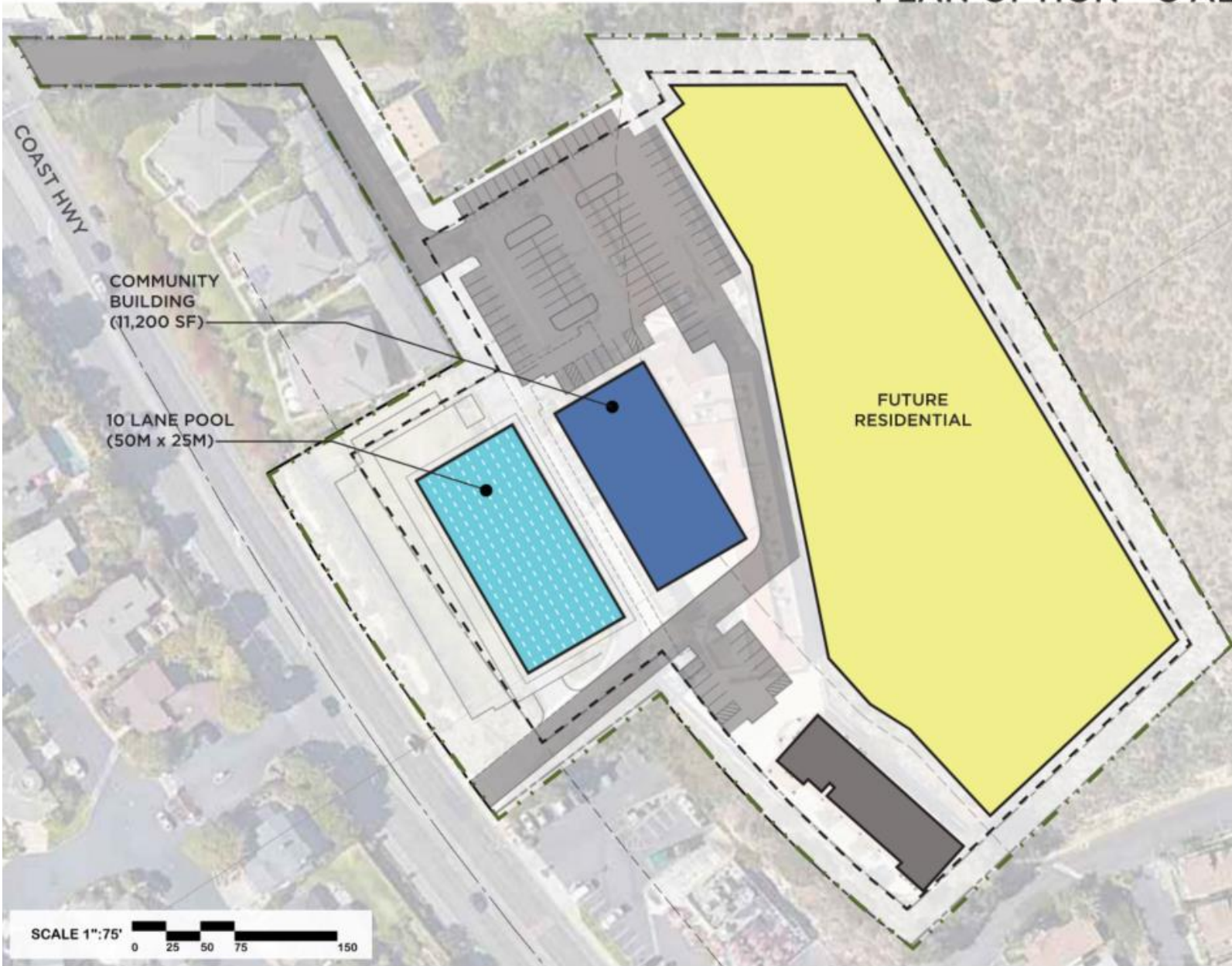
### NOTES

- Play field deck above new parking
- Circulation from parking to play field/recreation center at north corner of structure
- All recreation structures on site removed except middle school building
- New 11,200 SF recreation building adjacent to play field
- Area at back of site allocated for future residential



# PLAN OPTION - C ALTERNATE (LEVEL-1)

EXCELLENCE IN PROJECT DELIVERY



**LEGEND**

- Site Area
- Setback
- Existing Structure
- Road/Parking
- New CRC Program
- Residential Program
- Pool
- Circulation

**TABULATIONS**

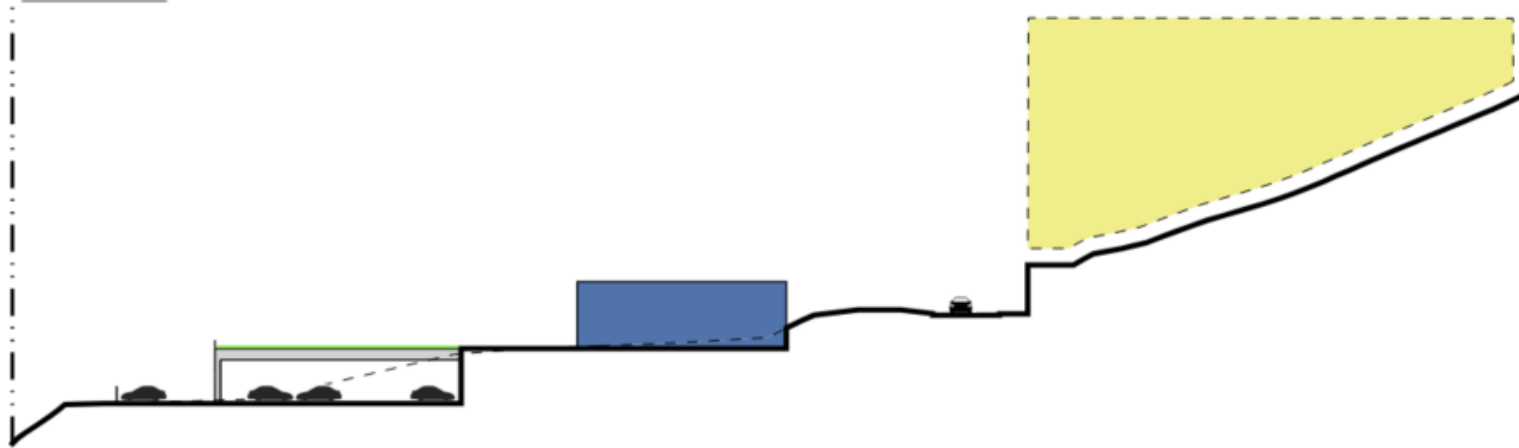
<b>Community Building</b>	
• Provided area	11,200 SF
<b>Parking on-site</b>	
• Staff & Visitor	102

**NOTES**

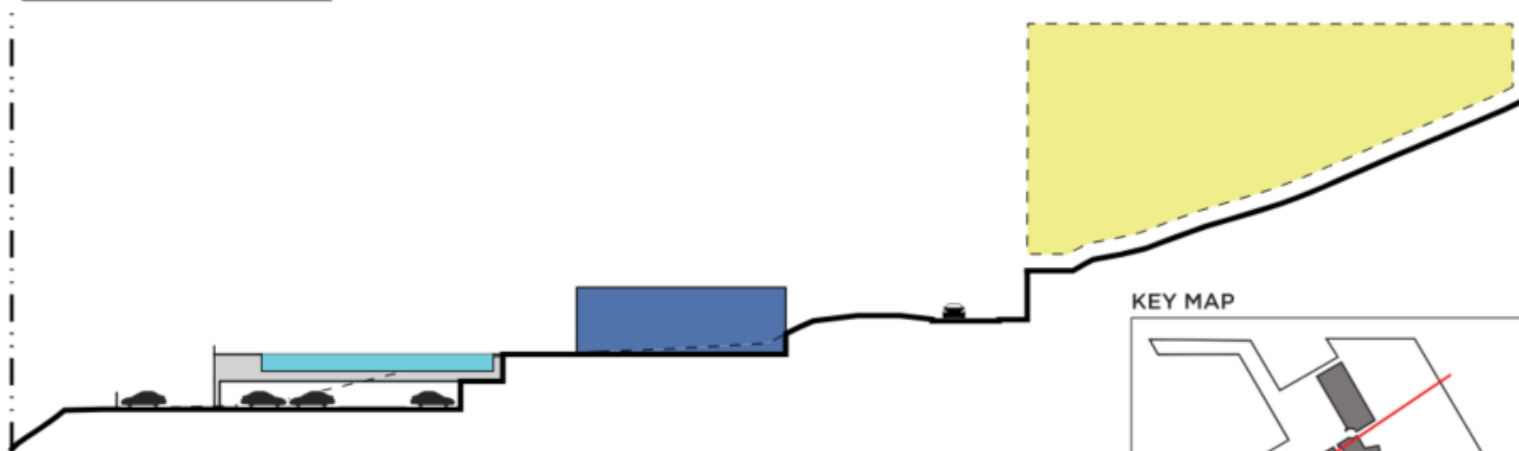
- 10 lane pool deck above new parking
- Circulation from parking to pool/recreation center at north corner of structure
- All recreation structures on site removed except middle school building
- New 11,200 SF recreation building adjacent to pool
- Area at back of site allocated for future residential

# PLAN OPTION - C (SECTION)

SECTION C



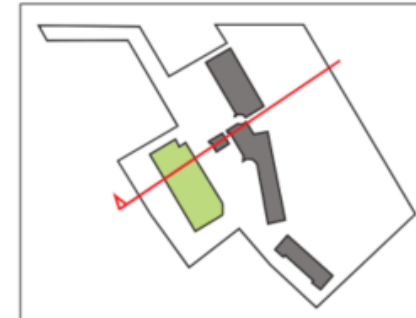
SECTION C ALTERNATE



**LEGEND**

- Site Area
- Existing Structure
- New CRC Program
- Play Field/U8 Soccer
- Recreation Pool
- New Residential Program

KEY MAP



SCALE 1"=50'  
0 5 10 25 50 100

# PLAN OPTION - D (LEVEL-1)



### LEGEND

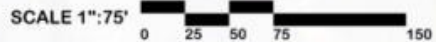
- Site Area
- Setback
- Existing Structure
- Road/Parking
- Future Residential Program

### TABULATIONS

Residential Program	
• Provided area	76,017 SF

### NOTES

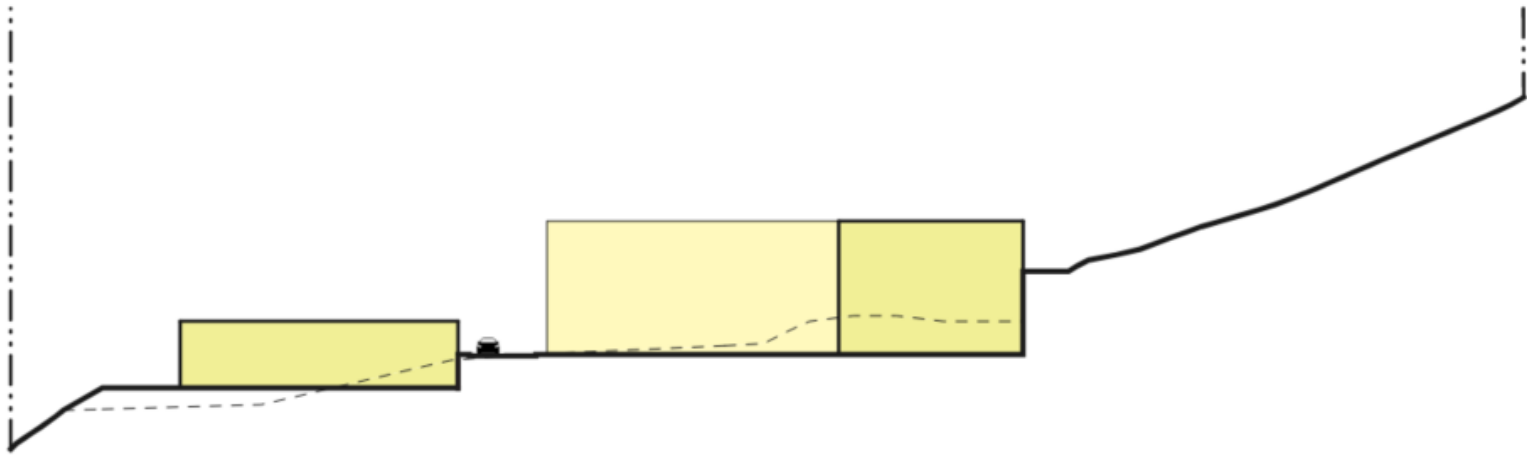
- All existing structures replaced with residential



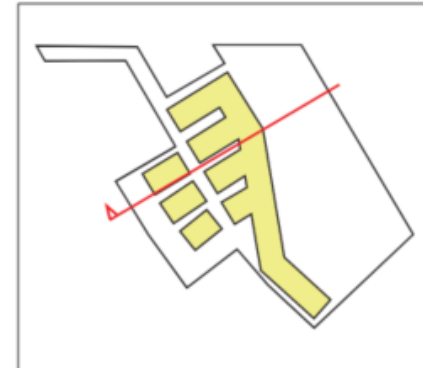
# PLAN OPTION - D (SECTION)

### LEGEND

- . . - Site Area
- Existing Structure
- New Residential Program



### KEY MAP



SCALE 1"=50'  
0 5 10 25 50 100

# Lang Park

A photograph of Lang Park, featuring a paved path, a grassy area, a playground structure, and a chain-link fence in the foreground. The image is dimly lit, possibly during dusk or dawn. The text "Lang Park" is overlaid in white on the left side of the image.

# Lang Park

## Key Concepts

- Reimagine site for world class community center

LANG PARK	OPTION 1	OPTION 2	OPTION 3
	SF	SF	SF
<b>Buildings / Areas</b>			
Sports Fields	24,600	10,000	19,800
Pickleball Courts	7,200	11,500	11,500
Tennis Courts	0	7,200	0
Community Center	20,400	21,500	21,500
Pool Amenity	0	12,600	12,900
Playground	8,700	7,600	7,600
<b>TOTAL PROGRAMMED SPACE</b>	<b>60,900</b>	<b>70,400</b>	<b>73,300</b>



# PLAN EXISTING



### LEGEND

- Site Area
- Existing Structure

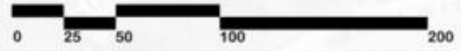
### TABULATIONS

<b>Building</b>	
Parking existing on-site	
• Staff	29

### NOTES

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

# SITE PLAN OPTION - A



### LEGEND

- Site Area
- Parking Setback
- Building Setback
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sports Fields
- Parking

### TABULATIONS

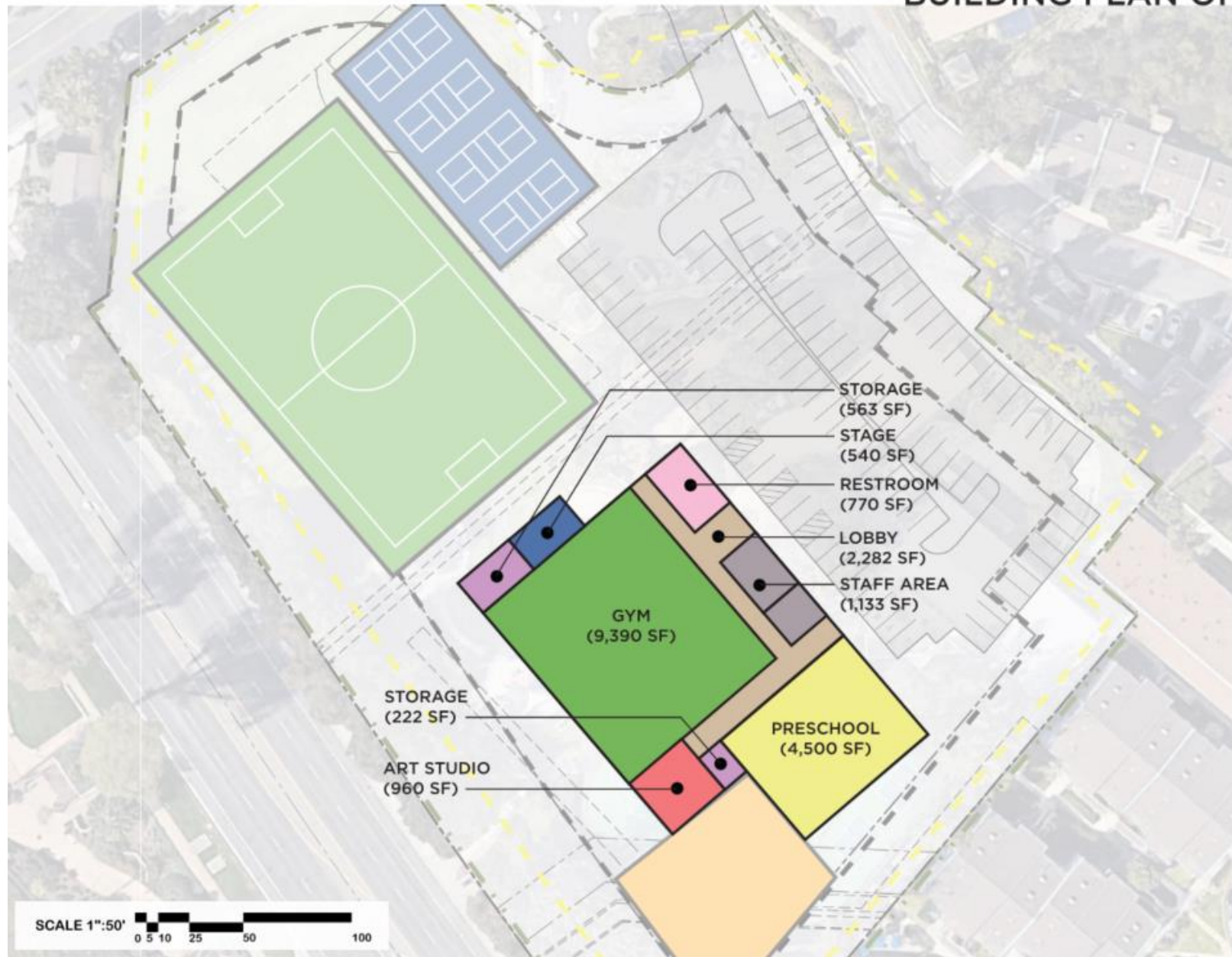
Building	20,395 SF
Parking provided on-site	
• Required	316
• Provided	100

### NOTES

- Site amenities:  
4 Pickleball courts  
1 U9 Soccer field  
1-2 T-ball fields
- If pickleball courts are not added, room for additional t-ball field



# BUILDING PLAN OPTION - A (LEVEL-1)



### LEGEND

- Site Area
- Parking Setback
- Building Setback

### Community Center Program

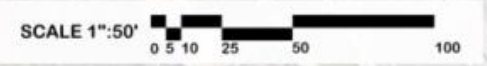
- Lobby
- Staff Area
- Restroom
- Demo Kitchen
- Art Studio
- Preschool
- Kitchen
- Gym
- Stage
- Storage
- Vertical Circulation

### TABULATIONS

Community Center	
• Provided area	20,395 SF

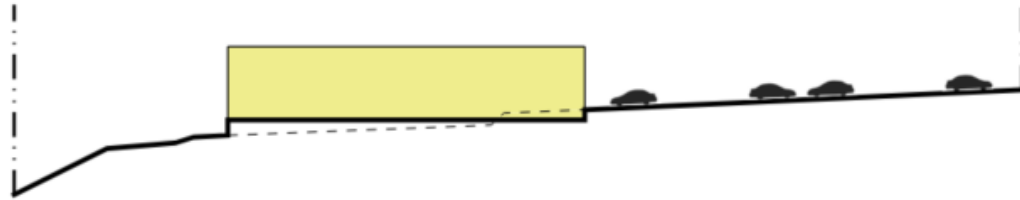
### NOTES

- Gym sized for a stage and high school basketball court/2 volleyball courts
- Staff area sized for 2 offices, reception area for 2, and a break room/kitchenette

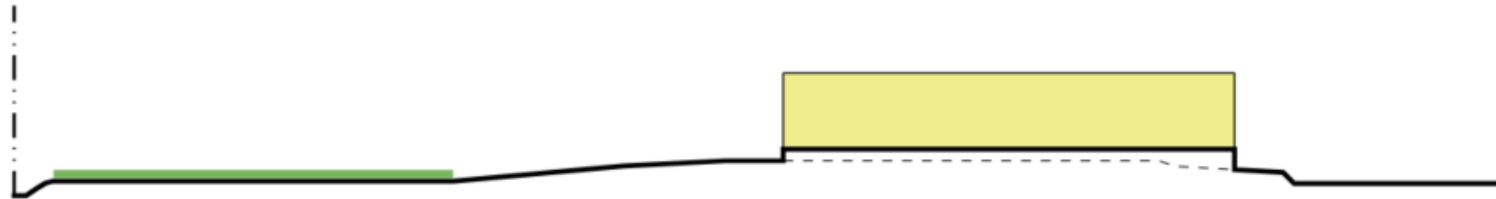


# PLAN OPTION - A (SECTION)

SECTION A



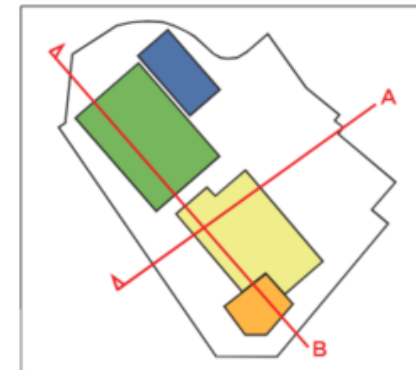
SECTION B



**LEGEND**

- Site Area
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sport Field

KEY MAP





# SITE PLAN OPTION - B



### LEGEND

- Site Area
- Parking Setback
- Building Setback
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sports Fields
- Parking

### TABULATIONS

Comm Center Building	20,395 SF
Pool Building	1,925 SF

Parking provided on-site

• Required	394
• Provided	100

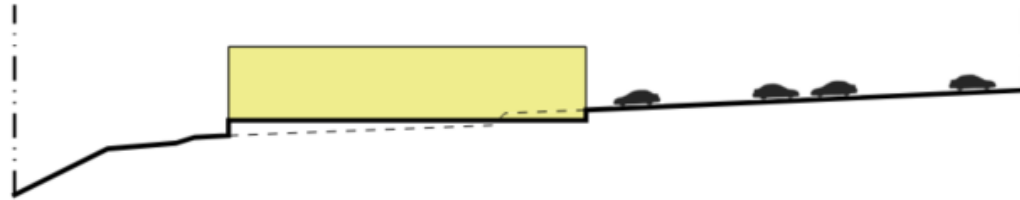
### NOTES

- Site amenities:
  - 6 Pickleball courts
  - 1 Tennis court
  - 10 lane recreation pool

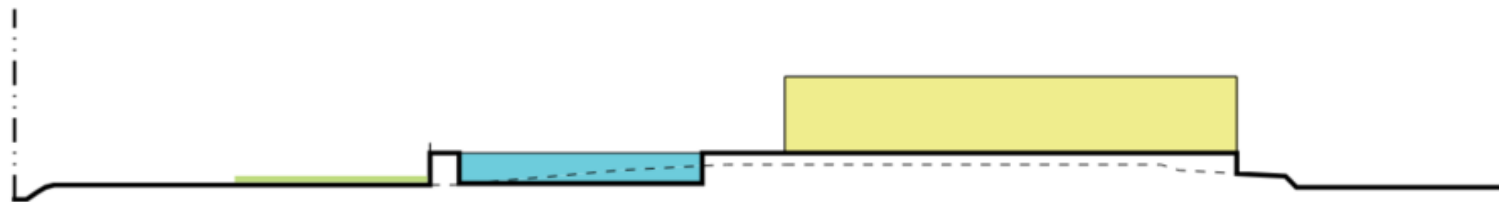


# PLAN OPTION - B (SECTION)

SECTION A



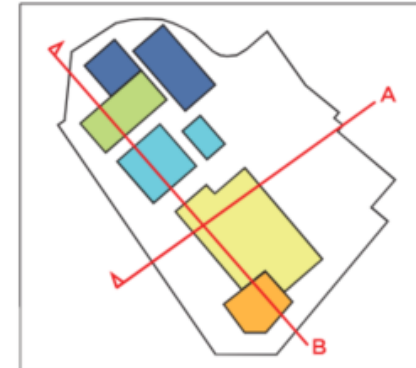
SECTION B



**LEGEND**

- . . - Site Area
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sport Field

KEY MAP



SCALE 1"=50'  
0 5 10 25 50 100



# SITE PLAN OPTION - C



**LEGEND**

- Site Area
- Parking Setback
- Building Setback
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sports Fields
- Parking

**TABULATIONS**

Comm Center Building	21,097 SF
Pool Building	2,330 SF

**NOTES**

- Site amenities:
  - 6 Pickleball courts
  - 1 U8 Soccer Field
  - 1 Tennis court
  - 10 lane recreation pool
  - 1 T-ball field

# BUILDING PLAN OPTION - C (LEVEL-1)



## LEGEND

- Site Area
  - Parking Setback
  - Building Setback
  - Pool Building
- Community Center Program**
- Lobby
  - Staff Area
  - Restroom
  - Demo Kitchen
  - Art Studio
  - Preschool
  - Kitchen
  - Gym
  - Stage
  - Storage
  - Vertical Circulation

## TABULATIONS

Community Center	
• Provided area	21,097 SF

## NOTES

- Gym sized for a stage and high school basketball court/2 volleyball courts
- Staff area sized for 2 offices, reception area for 2, and a break room/kitchenette





# BUILDING PLAN OPTION - C (LEVEL-P1)



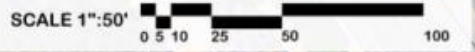
### LEGEND

- Site Area
- - - - - Parking Setback
- - - - - Building Setback
- ▨ Subterranean Parking Structure

### TABULATIONS

Parking provided on-site

• Required	407
• Provided	130

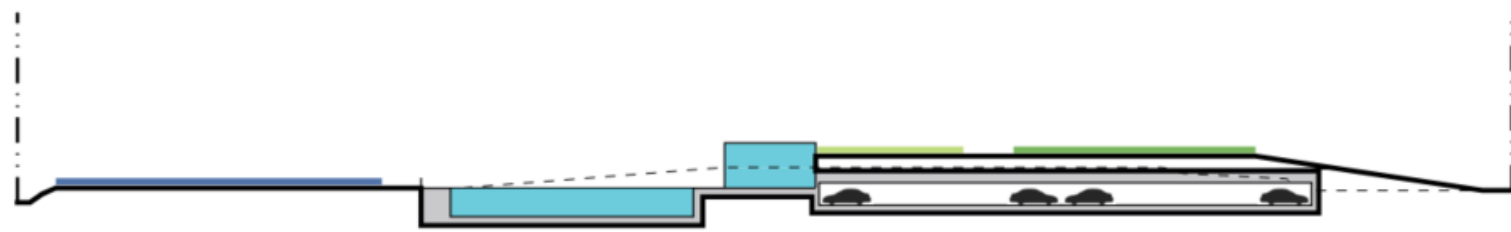


# PLAN OPTION - C (SECTION)

SECTION A



SECTION B



**LEGEND**

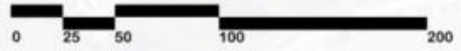
- Site Area
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sport Field

KEY MAP





# SITE PLAN OPTION - D



### LEGEND

- Site Area
- Parking Setback
- Building Setback
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sports Fields
- Parking

### TABULATIONS

Comm Center Building	21,870 SF
Pool Building	2,145 SF

### NOTES

- Site amenities:
  - 6 Pickleball courts
  - 1 Tennis court
  - 10 lane recreation pool



# BUILDING PLAN OPTION - D (LEVEL-1)

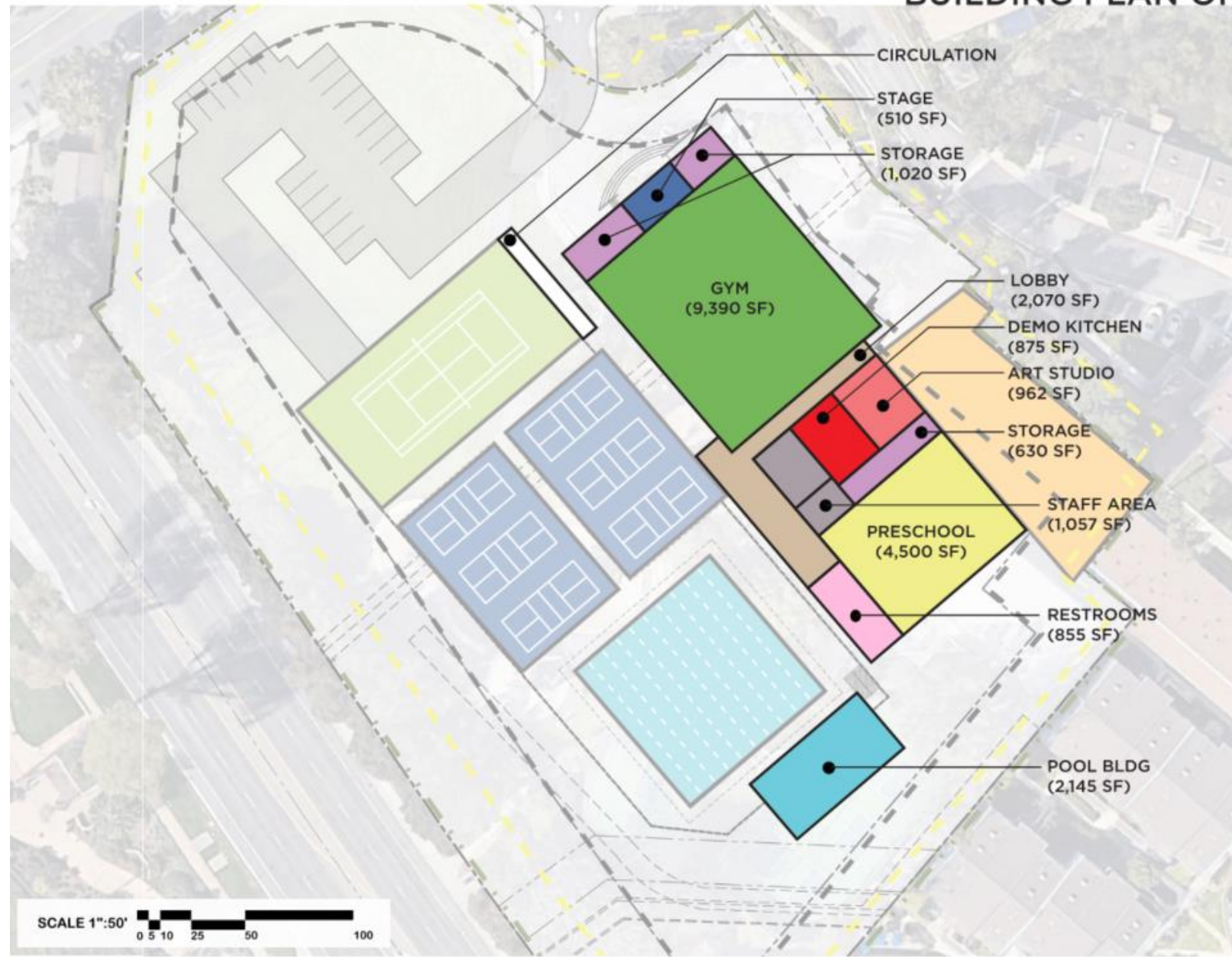


EXCELLENCE IN PROJECT DELIVERY



CITY OF LAGUNA BEACH FACILITIES MASTER PLAN

Lang Park



**LEGEND**

- Site Area
- Parking Setback
- Building Setback
- Pool Building

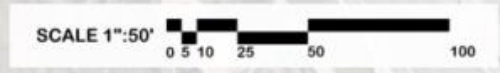
**Community Center Program**

- Lobby
- Staff Area
- Restroom
- Demo Kitchen
- Art Studio
- Preschool
- Kitchen
- Gym
- Stage
- Storage
- Vertical Circulation

**TABULATIONS**

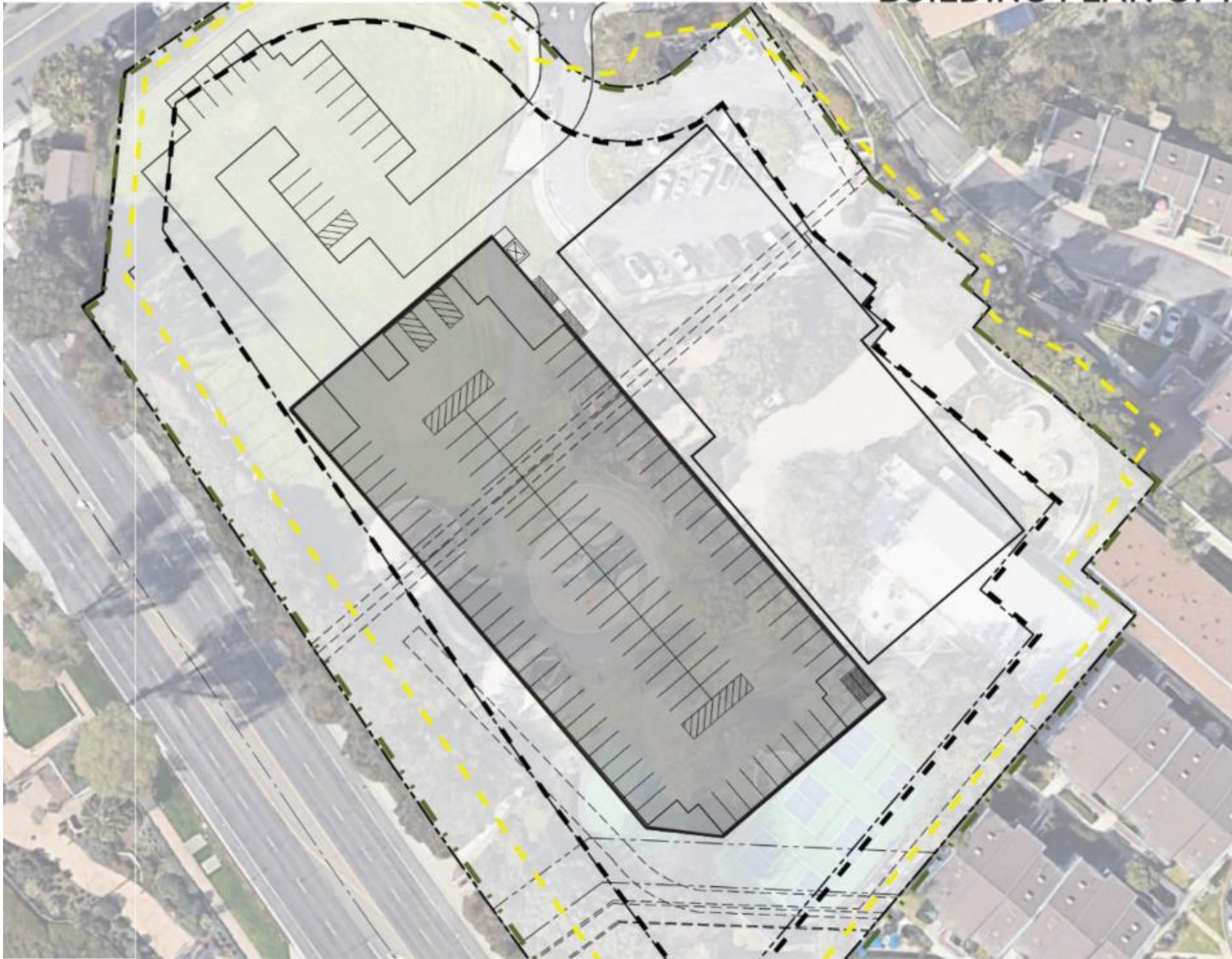
Community Center	
• Provided area	21,870 SF

- NOTES**
- Gym sized for a stage and high school basketball court/2 volleyball courts
  - Staff area sized for 2 offices, reception area for 2, and a break room/kitchenette





# BUILDING PLAN OPTION - D (LEVEL-P1)



### LEGEND

- Site Area
- Parking Setback
- Building Setback
- Subterranean Parking Structure

### TABULATIONS

Parking provided on-site

• Required	408
• Provided	130

EXCELLENCE IN PROJECT DELIVERY



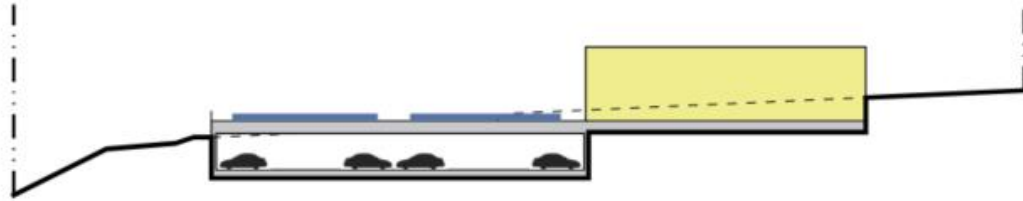
CITY OF LAGUNA BEACH FACILITIES MASTER PLAN

Lang Park

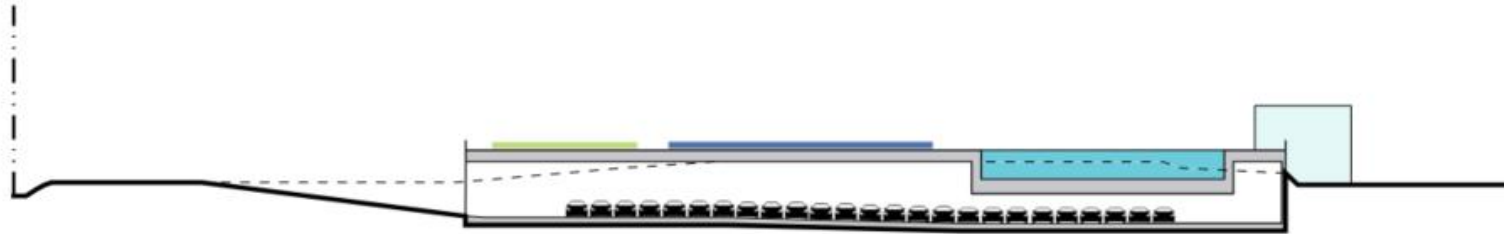


# PLAN OPTION - D (SECTION)

**SECTION A**



**SECTION B**



**LEGEND**

- Site Area
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sport Field

**KEY MAP**



A scenic view of a rocky coastline. The foreground shows dark, wet rocks and shallow water. The middle ground features a sandy beach and waves crashing against the shore. In the background, a cliffside is covered in lush greenery, including several tall palm trees. The sky is a clear, pale blue.

# Arts, Culture, and Library Services

# Library



# Library

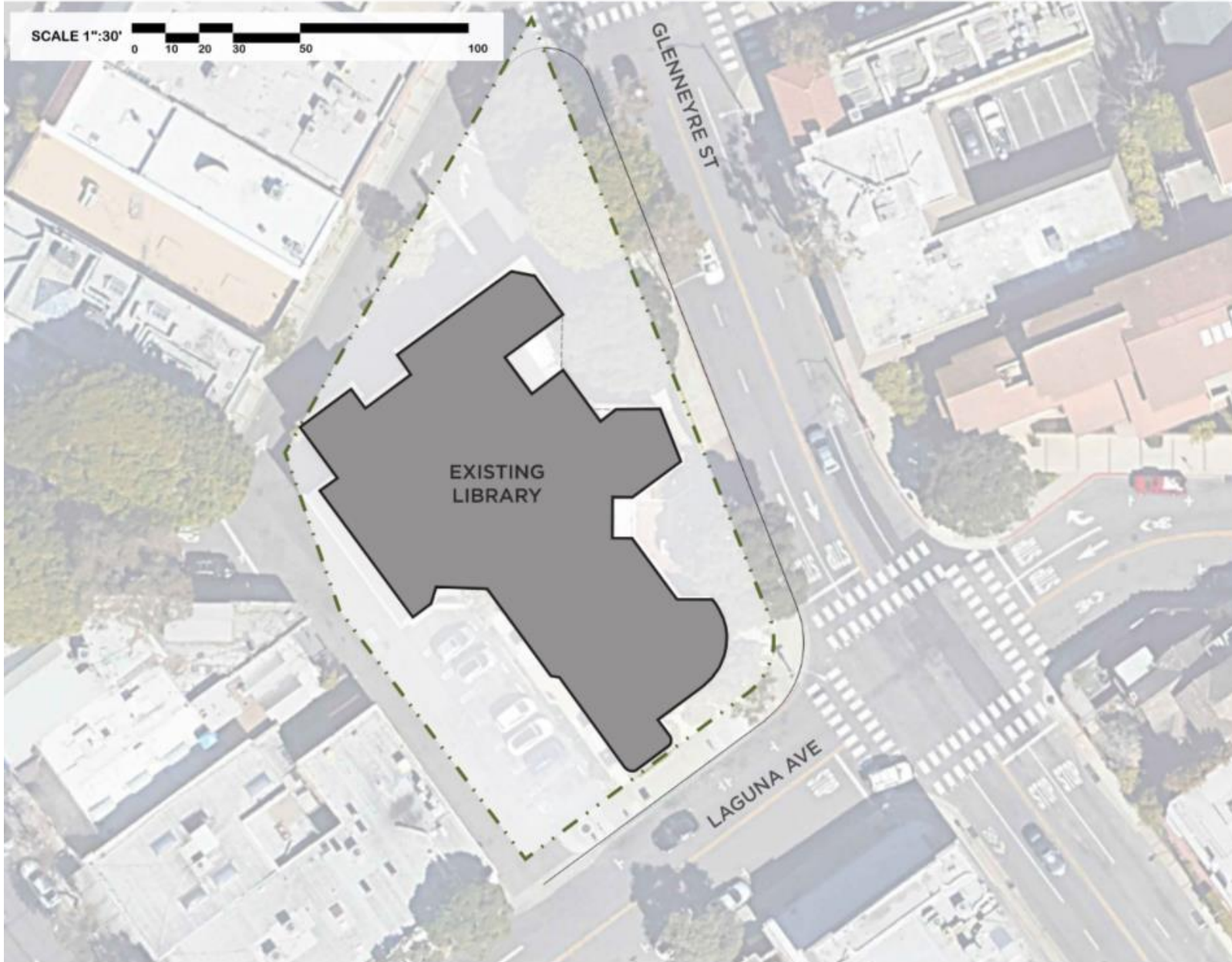
## Key Concepts

- Modify lobby and service desk to align with current standards
- Provide adequate meeting room and group study
- Increase children and teen spaces
- Increase administration areas to support program

LIBRARY	OPTION 1	OPTION 2	OPTION 3
	SF	SF	SF
<b>Building Areas</b>			
Lobby	520	650	750
Service	285	340	340
Print/ Copy	18	100	100
Marketplace, Seating, Tech	0	700	700
Library Program Space	373	1,300	1,800
Group Study & Collaboration	0	300	800
Flex Space & Storage	0	0	1,100
Adult Collection	3,210	3,200	3,900
Children Collection	1,189	2,400	3,200
Teen Collection	0	1,200	1,200
Staff Area	862	1,770	1,890
Building Support	1,145	1,330	1,330
Circulation	2,851	Incl. abv	Incl. abv
Net to Gross	816	2,210	2,890
<b>TOTAL BUILDING GROSS SF</b>	<b>11,269</b>	<b>15,500</b>	<b>20,000</b>



# PLAN EXISTING



### LEGEND

- Site Area
- Existing Structure

### TABULATIONS

Building	11,269 SF
----------	-----------

Parking existing on-site	
• Staff & visitor	34

### 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)



EXCELLENCE IN PROJECT DELIVERY



CITY OF LAGUNA BEACH FACILITIES MASTER PLAN  
Library



### LEGEND

- Site Area
- ..... Line of Existing Building Footprint
- Existing Structure

### TABULATIONS

Building	
• Existing area	11,269 SF
• Program area	15,500 SF
• Provided area	11,269 SF
1st level	1,769 SF
2nd level	9,500 SF
• Net gain	0 SF

Parking existing on-site	
• Program	38
• Staff & visitor	34

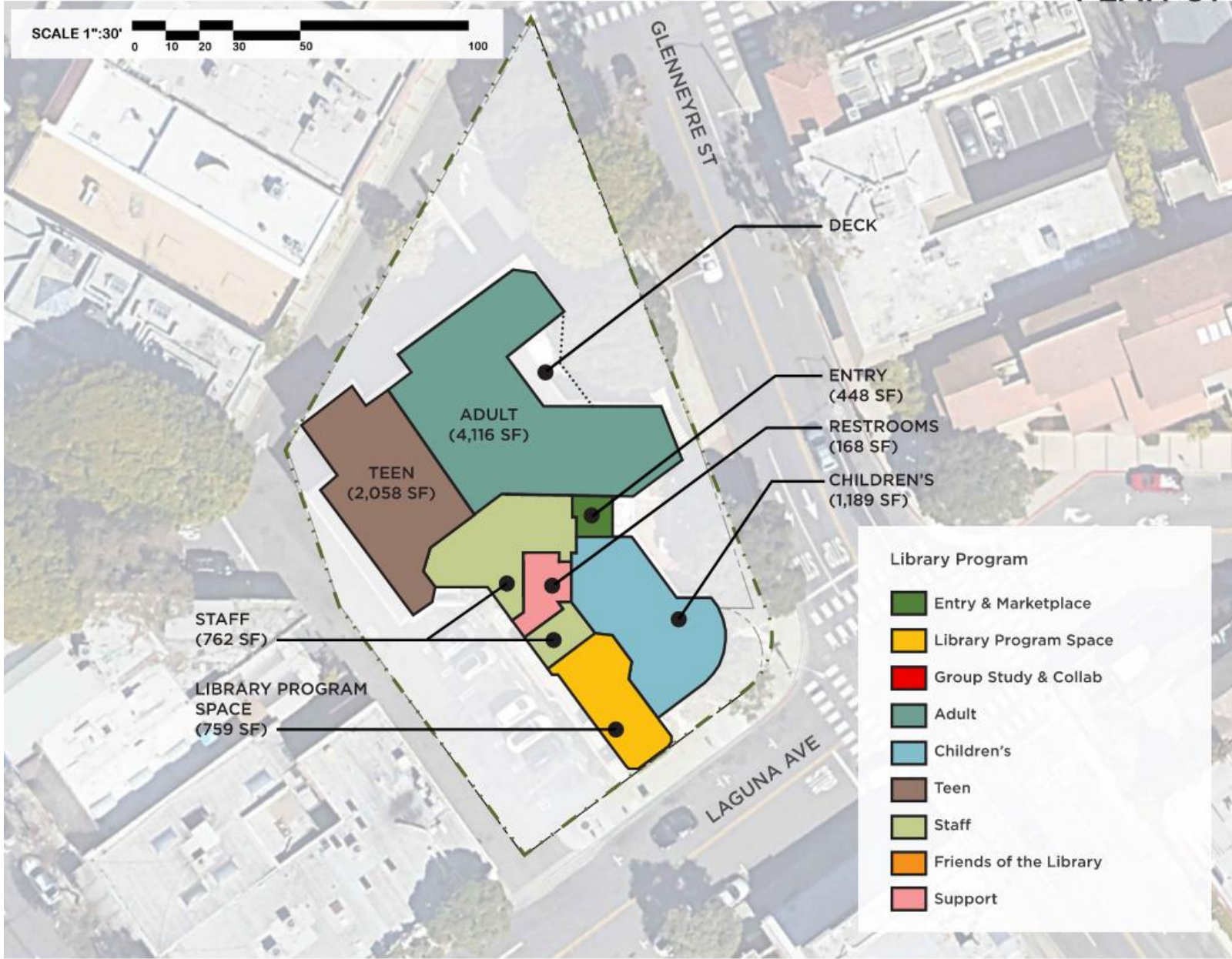
### NOTES

- No change to building footprint or parking count
- Update finishes throughout
- Chamber of Commerce program to move out of Library
- Staff program added

### Library Program

- Entry & Marketplace
- Library Program Space
- Group Study & Collab
- Adult
- Children's
- Teen
- Staff
- Friends of the Library
- Support

# PLAN OPTION - A (LEVEL-2)



### LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure

### TABULATIONS

<b>Building</b>	
• Existing area	11,269 SF
• Program area	15,500 SF
• Provided area	11,269 SF
1st level	1,769 SF
2nd level	9,500 SF
• Net gain	0 SF

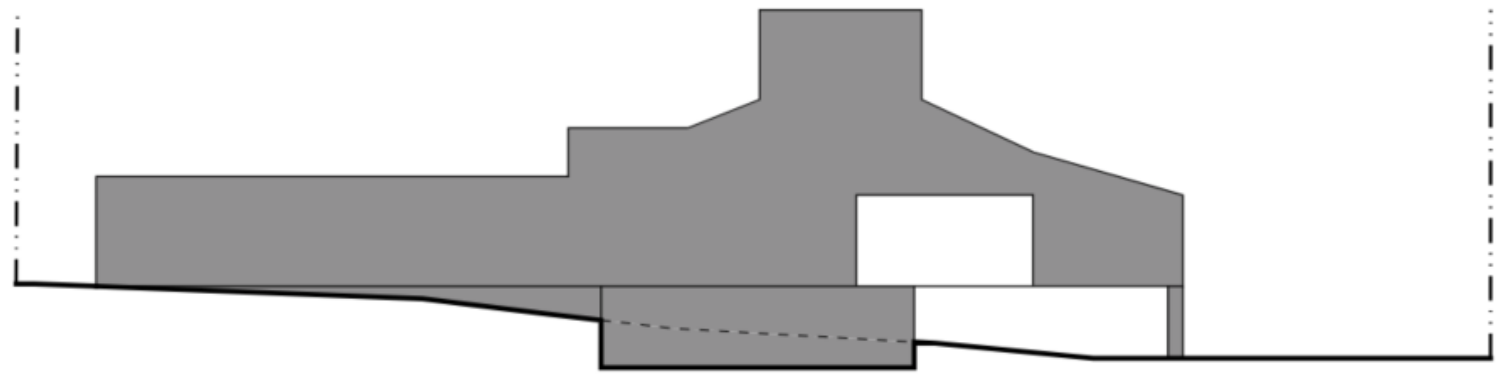
### NOTES

- No change to building footprint
- Update finishes throughout
- Community room improvements
- Stack reconfiguration in main collections and children's
- Teen collections added
- Restroom reconfiguration

### Library Program

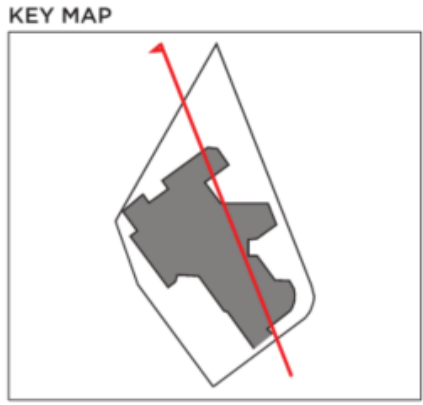
- Entry & Marketplace
- Library Program Space
- Group Study & Collab
- Adult
- Children's
- Teen
- Staff
- Friends of the Library
- Support

# PLAN OPTION - A (SECTION)



**LEGEND**

- . . - Property line
- Existing structures
- Library New Program Area



# PLAN OPTION - B (LEVEL-1)



### LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure

### TABULATIONS

<b>Building</b>	
• Existing area	11,269 SF
• Program area	15,500 SF
• Provided area	13,420 SF
1st level	2,590 SF
2nd level	10,650 SF
• <b>Net gain</b>	<b>1,971 SF</b>

**Parking existing on-site**

• Program	45
• Staff & visitor	34

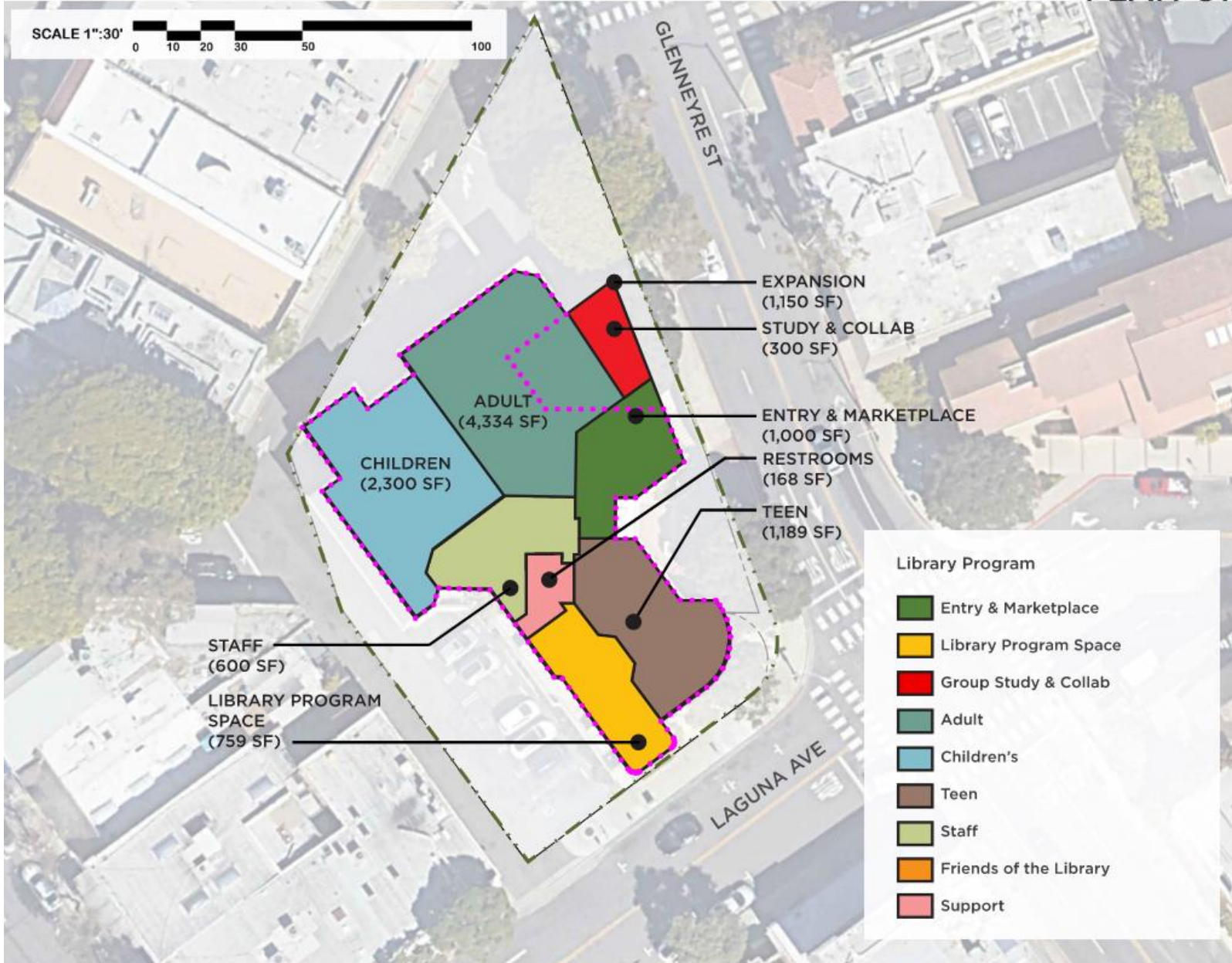
### NOTES

- 821 GSF added to parking level
- Friends moved into expansion
- No change to parking count
- Move some staff area to lower parking level
- Chamber of Commerce program to move out of Library

### Library Program

- Entry & Marketplace
- Library Program Space
- Group Study & Collab
- Adult
- Children's
- Teen
- Staff
- Friends of the Library
- Support

# PLAN OPTION - B (LEVEL-2)



**LEGEND**

- Site Area
- ..... Line of Existing Building Footprint
- Existing Structure

**TABULATIONS**

Building	
Existing area	11,269 SF
Program area	15,500 SF
Provided area	13,420 SF
1st level	2,590 SF
2nd level	10,650 SF
<b>Net gain</b>	<b>1,971 SF</b>

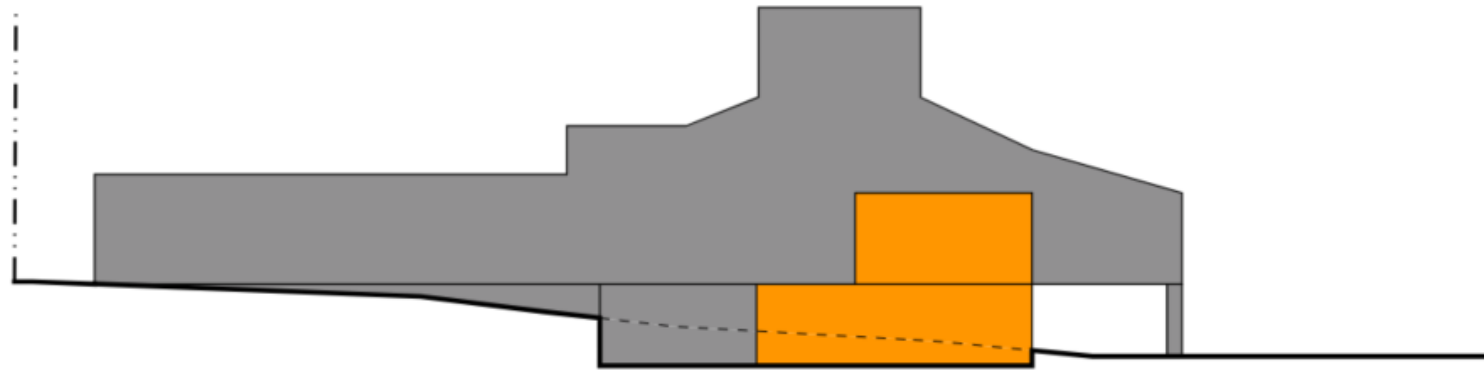
**NOTES**

- 1,150 GSF added to main level
- Stack reconfiguration in main collections and children's
- Teen collections added
- Study & collage aded
- Staff program partially moved downstairs
- Restroom reconfiguration
- Entry and marketplace reconfiguration
- Elevator will be needed to tie staff floors together

**Library Program**

- Entry & Marketplace
- Library Program Space
- Group Study & Collab
- Adult
- Children's
- Teen
- Staff
- Friends of the Library
- Support

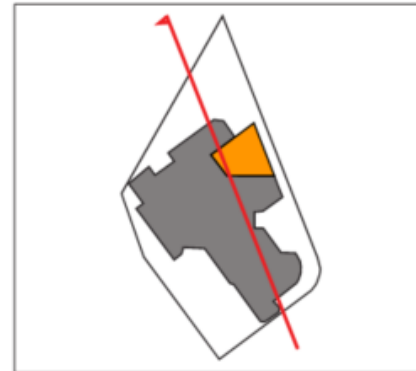
# PLAN OPTION - B (SECTION)



**LEGEND**

- . . - Property line
- Existing structures
- Library New Program Area

KEY MAP



# PLAN OPTION - C (LEVEL-1)



### LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure

### TABULATIONS

<b>Building</b>	
• Existing area	11,269 SF
• Program area	15,500 SF
• Provided area	15,500 SF
1st level	1,769 SF
2nd level	13,731 SF
• <b>Net gain</b>	<b>4,231 SF</b>

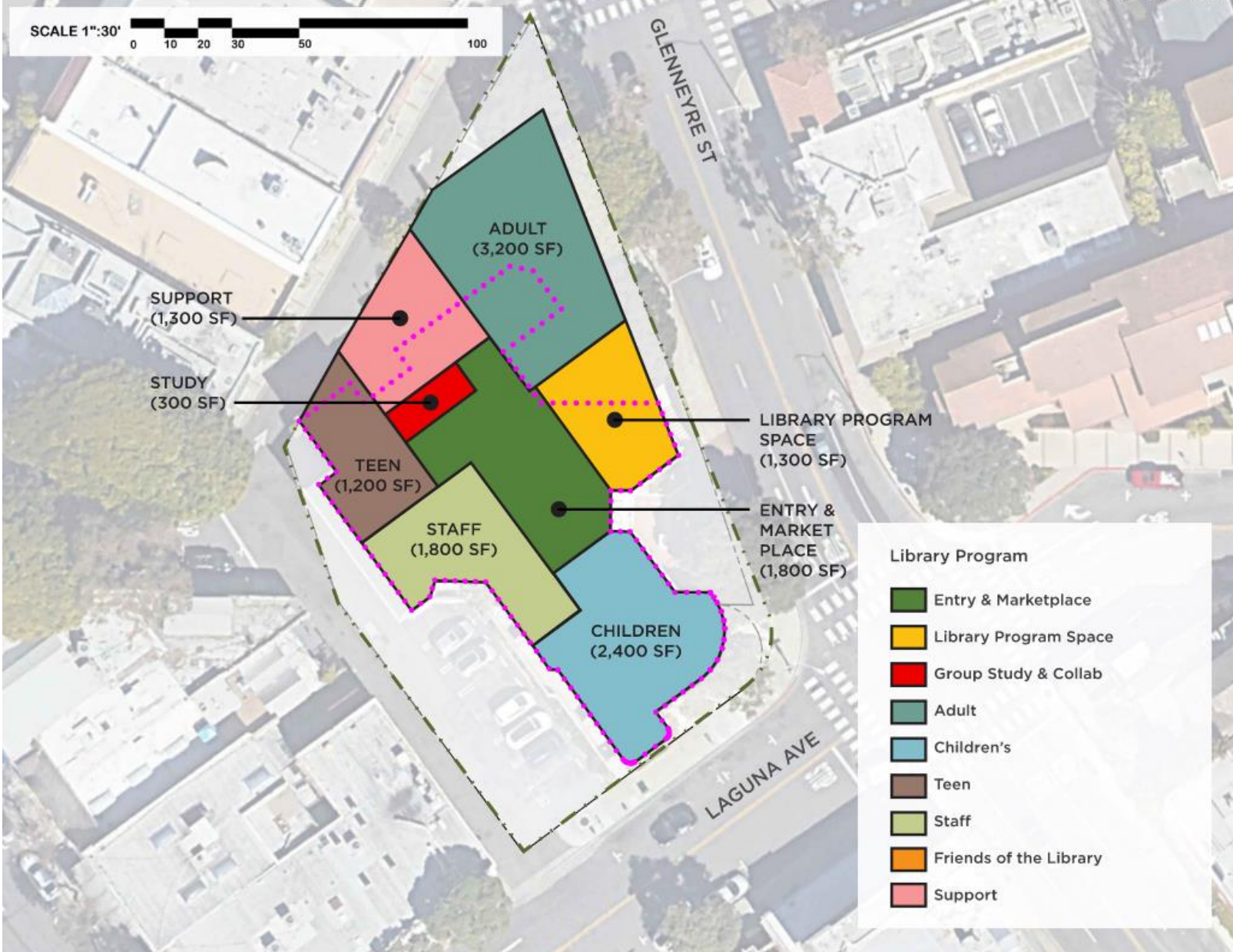
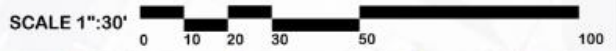
### NOTES

- No change to building footprint or parking count
- Chamber of Commerce program to move out of Library

### Library Program

- Entry & Marketplace
- Library Program Space
- Group Study & Collab
- Adult
- Children's
- Teen
- Staff
- Friends of the Library
- Support

# PLAN OPTION - C (LEVEL-2)



### LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure

### TABULATIONS

<b>Building</b>	
• Existing area	11,269 SF
• Program area	15,500 SF
• Provided area	15,500 SF
1st level	1,769 SF
2nd level	13,731 SF
• Net gain	4,231 SF

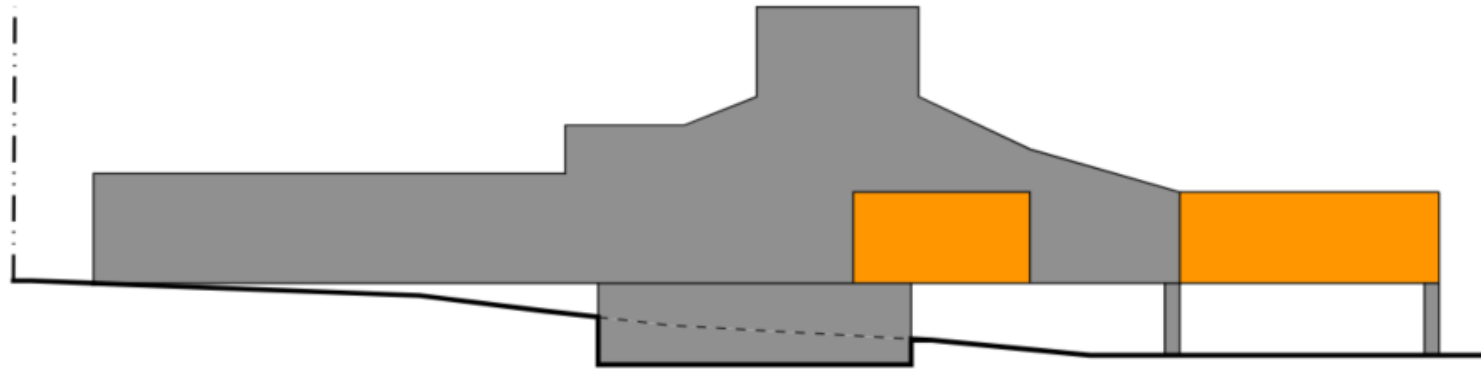
### NOTES

- Main library level area increased to meet program area

### Library Program

- Entry & Marketplace
- Library Program Space
- Group Study & Collab
- Adult
- Children's
- Teen
- Staff
- Friends of the Library
- Support

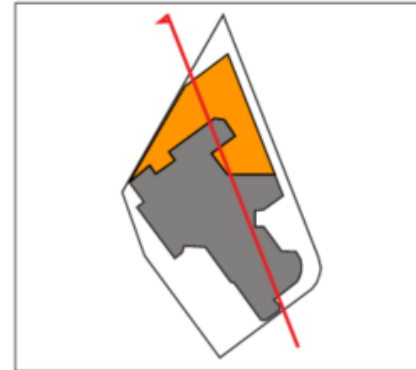
# PLAN OPTION - C (SECTION)



**LEGEND**

- . . - Property line
- Existing structures
- Library New Program Area

KEY MAP





# Festival of Arts

FESTIVAL of ARTS • PAGEANT of the MASTERS

FESTIVAL of ARTS  
AR



# Festival of Arts

- **Key Concepts**
  - Resolve ADA challenges around the Forum Theater and the Irvine Bowl
  - Provide opportunity for Arts Center inclusive of rehearsal space, collaborative workshop space, artist studios, and more.

FESTIVAL OF ARTS	EXISTING	OPTION 1	OPTION 2
	SF	SF	SF
<b>Buildings / Areas</b>			
Front Office	1,534	1,534	1,534
Box Office	706	706	706
Security Office	729	729	729
Outdoor Staff Patio	1,835	1,835	1,835
Gift Shop & Restrooms	5,197	5,197	5,179
Art Exhibits	21,232	21,232	21,232
Junior Art Exhibits	1,605	1,605	1,605
Outdoor Concert Stage & Seating	9,629	9,629	9,629
Restaurant - Terra	9,830	9,830	9,830
Forum Theatre	5,294	5,294	5,294
Maintenance Offices	10,302	10,302	10,302
Main Stage & Dressing Rooms	6,255	6,255	6,255
Irvine Bowl	26,592	26,592	26,592
Workshops	11,384	11,384	11,384
Tennis Courts	14,400	[14,400]	0
Art Center	0	14,400	10,000
Upper Parking Lot (Olive Street)	6,059	2,000	2,000
<b>TOTAL BUILDING GROSS SF</b>	<b>132,583</b>	<b>142,924</b>	<b>134,124</b>

# PLAN EXISTING



### LEGEND

- Site Area
- Existing Structure

### TABULATIONS

- Irvine Bowl
- Forum Theater
- Exhibition Shelter
- Scene Shops
- Shops & Admin

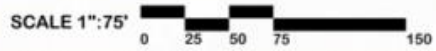
- Parking existing on-site
- Staff & visitor 10
  - Playhouse 53

### NOTES

- Forum currently does not meet ADA requirements due to patron circulation issues
- Irvine Bowl currently does not meet ADA requirements due to vertical circulation issues at the actors' stage area
- Zoning analysis was not developed for this site. The following exhibit was created to show extents of space needed to meet programmatic requirements.

# SITE PLAN OPTION - A (LEVEL-1)

EXCELLENCE IN PROJECT DELIVERY



**LEGEND**

- Site Area
- Existing Structure
- ADA Updates Required
- New FOA Program
- Parking

**TABULATIONS**

<b>Exhibit Storage</b>	
• Provided area	2,500 SF
<b>ADA Expansion #1</b>	
• Provided area	3,400 SF
Level 1	900 SF
Level 2	2,500 SF
<b>ADA Expansion #2</b>	
• Provided area	1,700 SF
<b>Parking provided on-site</b>	
• Provided	40

**NOTES**

- For ADA expansions, noted SF is general amount, not exact. Further investigation needed to determine exact SF.
- Irvine bowl stage building expanded to include vertical circulation for actors to meet ADA requirements
- Forum expanded to add patron circulation to meet ADA requirements



# SITE PLAN OPTION - A (LEVEL-2)



EXCELLENCE IN PROJECT DELIVERY



**LEGEND**

- Site Area
- Existing Structure
- ADA Updates Required
- New FOA Program
- Parking

**TABULATIONS**

**ADA Expansion #1**

- Provided area 3,400 SF
- Level 1 900 SF
- Level 2 2,500 SF

**Art Center**

- Provided area 10,540 SF

**NOTES**

- For ADA expansions, noted SF is general amount, not exact. Further investigation needed to determine exact SF.
- Irvine bowl stage building expanded to include vertical circulation for actors to meet ADA requirements
- Art Center to extend past property to line of existing tennis court



**CITY OF LAGUNA BEACH FACILITIES MASTER PLAN**

Festival of Arts

LPA

# BUILDING PLAN OPTION - A (LEVEL-2)



### LEGEND

- Site Area
- Festival of Arts Program**
- Admin
- Public
- Private Studio
- Exhibit
- Collab Studio
- Rehearsal
- Circulation

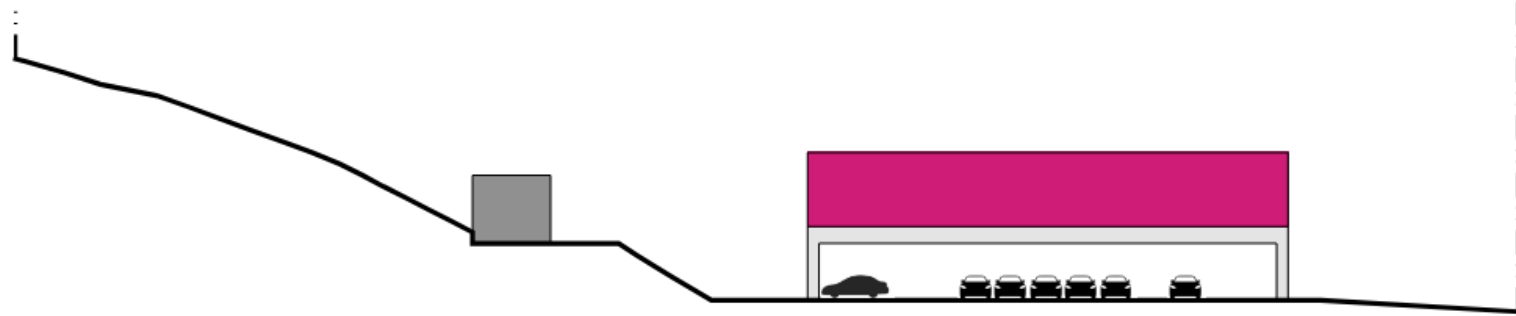
### TABULATIONS

<b>Art Center</b>	
• Provided area	10,540 SF

### NOTES

- (5) 600 SF Collab Studios
- (5) 200 SF Private Studios
- Art Center to extend past property to line of existing tennis court

# PLAN OPTION - A (SECTION)



### LEGEND

- . . - Site Area
- Existing Structure
- New Art Center Program
- Tennis Court
- ADA Expansion

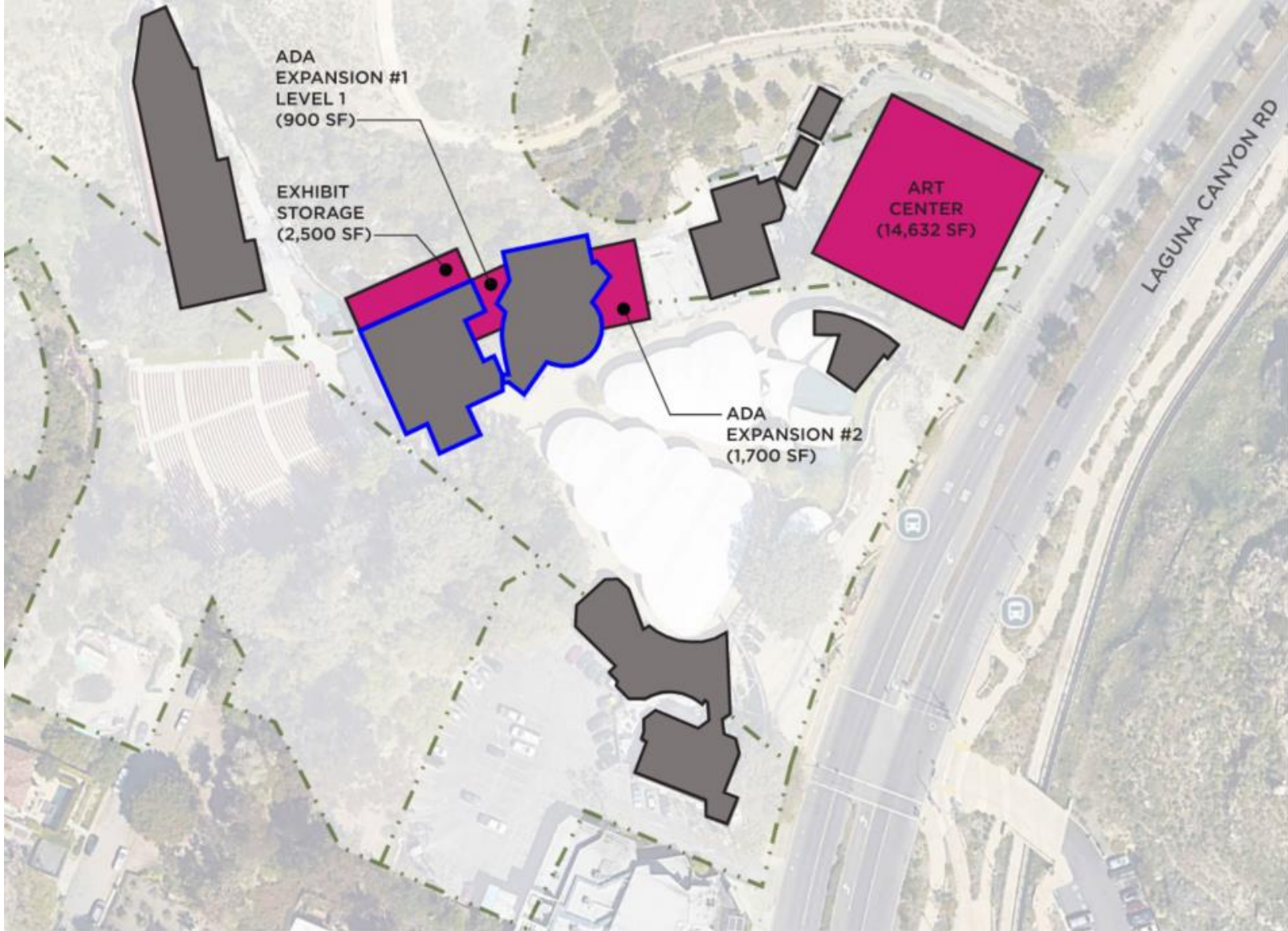
### KEY MAP



SCALE 1"=25'  
0 5 10 25 50

# SITE PLAN OPTION - B (LEVEL-1)

SCALE 1"=75'  
0 25 50 75 150



### LEGEND

- Site Area
- Existing Structure
- ADA Updates Required
- New FOA Program
- Parking

### TABULATIONS

<b>Exhibit Storage</b>	
• Provided area	2,500 SF
<b>ADA Expansion #1</b>	
• Provided area	3,400 SF
Level 1	900 SF
Level 2	2,500 SF
<b>ADA Expansion #2</b>	
• Provided area	1,700 SF
<b>Art Center</b>	
• Provided area	14,632 SF
<b>Parking provided on-site</b>	
• Provided	10

### NOTES

- For ADA expansions, noted SF is general amount, not exact. Further investigation needed to determine exact SF.
- Irvine bowl stage building expanded to include vertical circulation for actors to meet ADA requirements
- Forum expanded to add patron circulation to meet ADA



# SITE PLAN OPTION - B (LEVEL-2)

EXCELLENCE IN PROJECT DELIVERY



CITY OF LAGUNA BEACH FACILITIES MASTER PLAN  
Festival of Arts



### LEGEND

- Site Area
- Existing Structure
- ADA Updates Required
- New FOA Program
- Parking
- Tennis Courts

### TABULATIONS

<b>ADA Expansion #1</b>	
• Provided area	3,400 SF
Level 1	900 SF
Level 2	2,500 SF

### NOTES

- For ADA expansions, noted SF is general amount, not exact. Further investigation needed to determine exact SF.
- Irvine bowl stage building expanded to include vertical circulation for actors to meet ADA requirements
- Art Center & elevated tennis courts to extend past property to line of existing tennis court

# BUILDING PLAN OPTION - B (LEVEL-1)

SCALE 1"=40'  
0 10 20 40 80



**LEGEND**

--- Site Area

**Festival of Arts Program**

- Admin
- Public
- Private Studio
- Exhibit
- Collab Studio
- Rehearsal
- Circulation

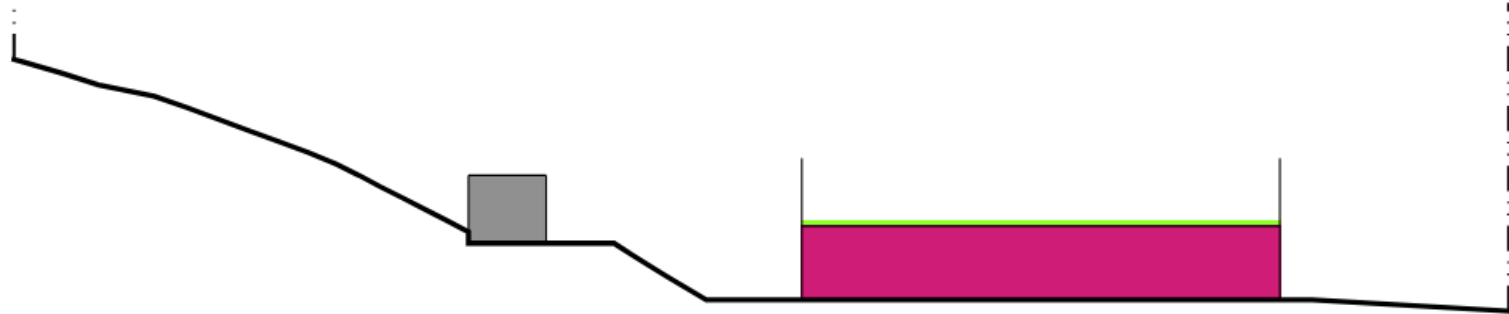
**TABULATIONS**

<b>Art Center</b>	
• Provided area	14,632 SF

**NOTES**

- (5) 600 SF Collab Studios
- (5) 200 SF Private Studios
- Art Center to extend past property to line of existing tennis court

# PLAN OPTION - B (SECTION)



## LEGEND

- . . - Site Area
- Existing Structure
- New Art Center Program
- Tennis Court
- ADA Expansion

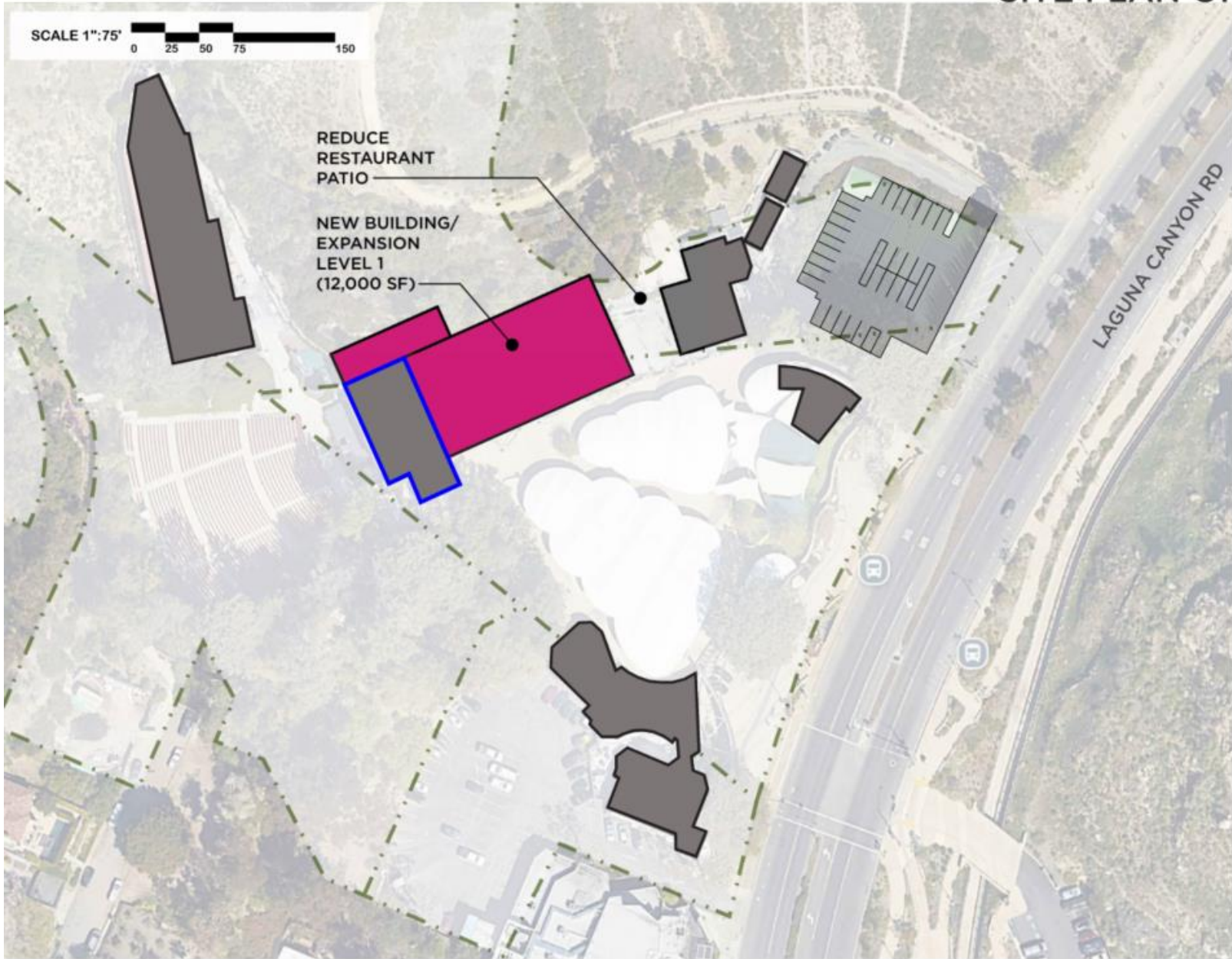
## KEY MAP



SCALE 1"=25'  
0 5 10 25 50



# SITE PLAN OPTION - C (LEVEL-1)



**LEGEND**

- Site Area
- Existing Structure
- ADA Updates Required
- New FOA Program
- Parking

**TABULATIONS**

**Exhibit Storage**

• Provided area	24,000 SF
Level 1	12,000 SF
Level 2	12,000 SF

**Parking provided on-site**

• Provided	40
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**NOTES**

- Demo portion of main theater space and all of the Forum space
- Construct new 2 story building
- New building meets all ADA requirements and solves vertical circulation issues at Irvine bowl stage building

# SITE PLAN OPTION - C (LEVEL-2)



**LEGEND**

- Site Area
- Existing Structure
- ADA Updates Required
- New FOA Program
- Tennis Court

**TABULATIONS**

Exhibit Storage

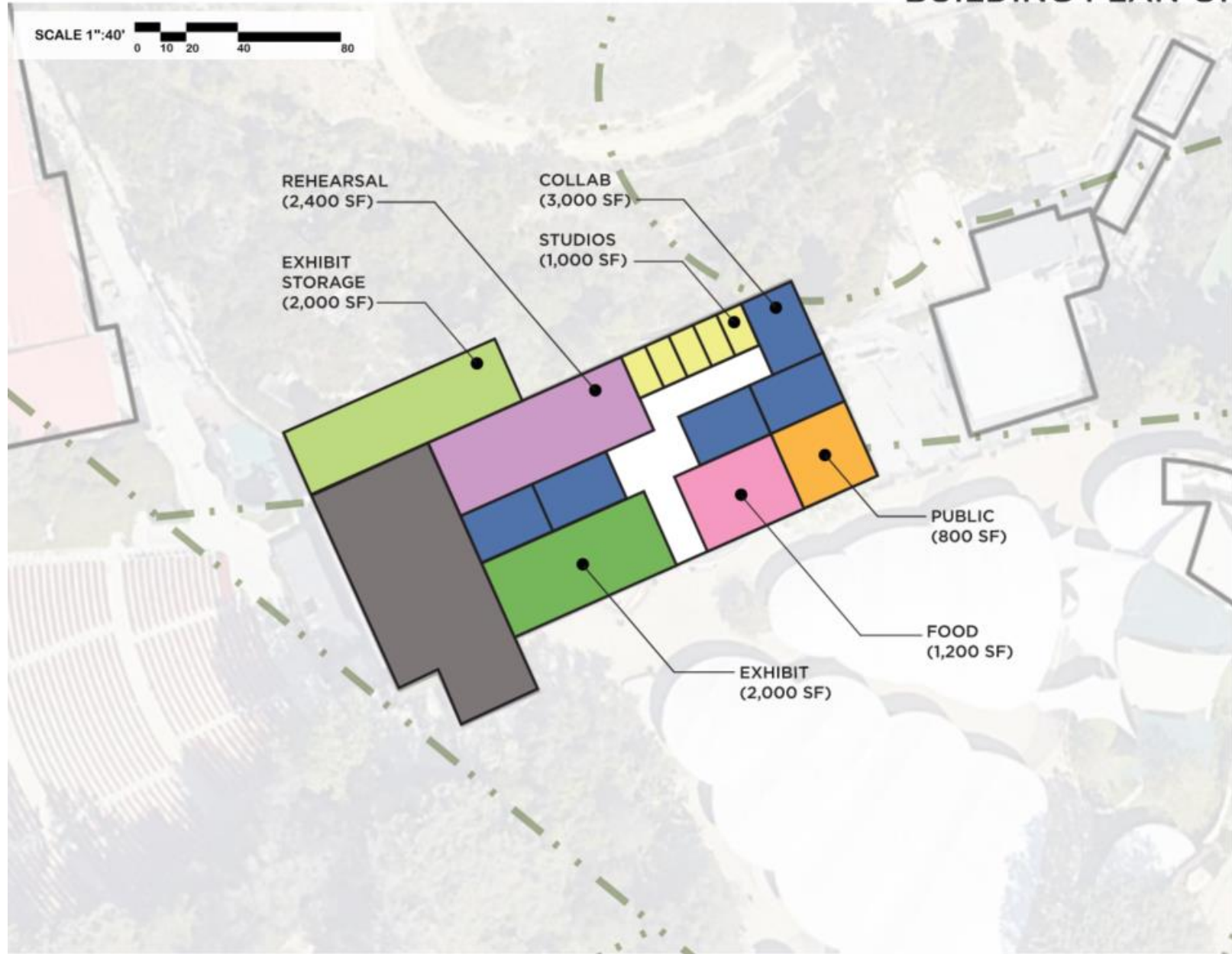
• Provided area	24,000 SF
Level 1	12,000 SF
Level 2	12,000 SF

**NOTES**

- Demo portion of main theater space and all of the Forum space
- Construct new 2 story building
- New building meets all ADA requirements and solves vertical circulation issues at Irvine bowl stage building

# BUILDING PLAN OPTION - C (LEVEL-1)

SCALE 1"=40'  
0 10 20 40 80



### LEGEND

- Site Area
- Existing Structure
- Festival of Arts Program**
- Forum
- Support
- Food
- Admin
- Public
- Private Studio
- Exhibit Storage
- Exhibit
- Collab Studio
- Rehearsal
- Circulation

### TABULATIONS

<b>Art Center</b>		
• Provided area		24,000 SF
• Level 1		12,000 SF
• Level 2		12,000 SF

### NOTES

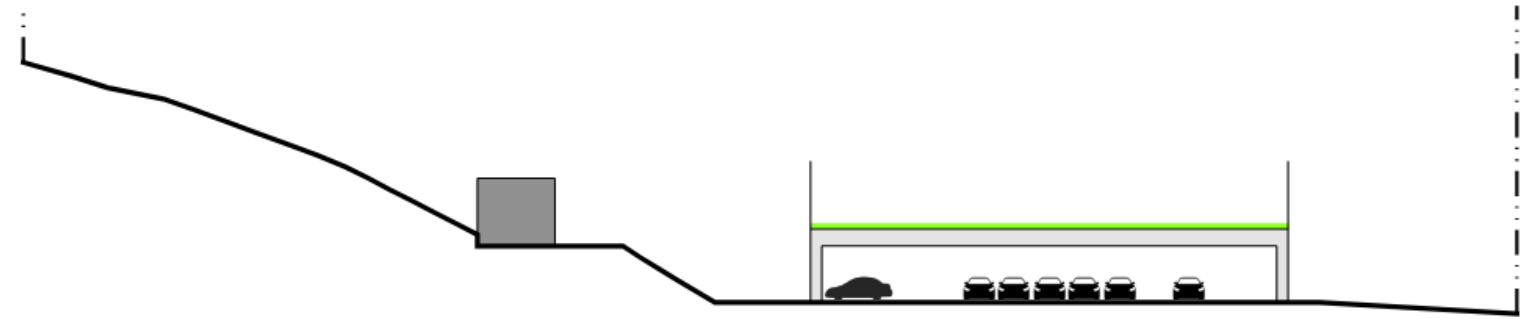
- (5) 600 SF Collab Studios
- (5) 200 SF Private Studios

# BUILDING PLAN OPTION - C (LEVEL-2)





# PLAN OPTION - C (SECTION)



### LEGEND

- Site Area
- Existing Structure
- New Art Center Program
- Tennis Court
- ADA Expansion

### KEY MAP



EXCELLENCE IN PROJECT DELIVERY



CITY OF LAGUNA BEACH FACILITIES MASTER PLAN

Festival of Arts



# Playhouse

LAGUNA PLAYHOUSE

LAGUNA DANCE FESTIVAL

LAGUNA DANCE FESTIVAL

LAGUNA DANCE FESTIVAL

606

# Playhouse

## Key Concepts

- Fix Deficiencies
  - Remove lease space and expand on-site with admin and rehearsal spaces
  - Provide more storage space
- Ideal Need
  - Expanded playhouse program w/ blackbox theater

PLAYHOUSE	EXISTING	FIXING DEFICIENCIES	FUTURE 'IDEAL' NEED
	SF	SF	SF
<b>Building Areas</b>			
Front of House	6,473	6,449	13,464
Performance / Production	10,729	11,379	14,480
Administration & Studio	1,397	2,639	3,481
Buildings Support	3	31	45
Net to Gross SF	1,592	2,216	5,554
<b>TOTAL BUILDING GROSS SF</b>	<b>20,222</b>	<b>22,714</b>	<b>37,025</b>
<b>Exterior Components</b>			
Support	3,393	3,393	3,400
Storage	480	780	0
<b>Total</b>	<b>3,873</b>	<b>4,173</b>	<b>3,400</b>



# PLAN EXISTING



SCALE 1"=40'  
0 10 20 40 80

### LEGEND

- Site Area
- Existing Structure

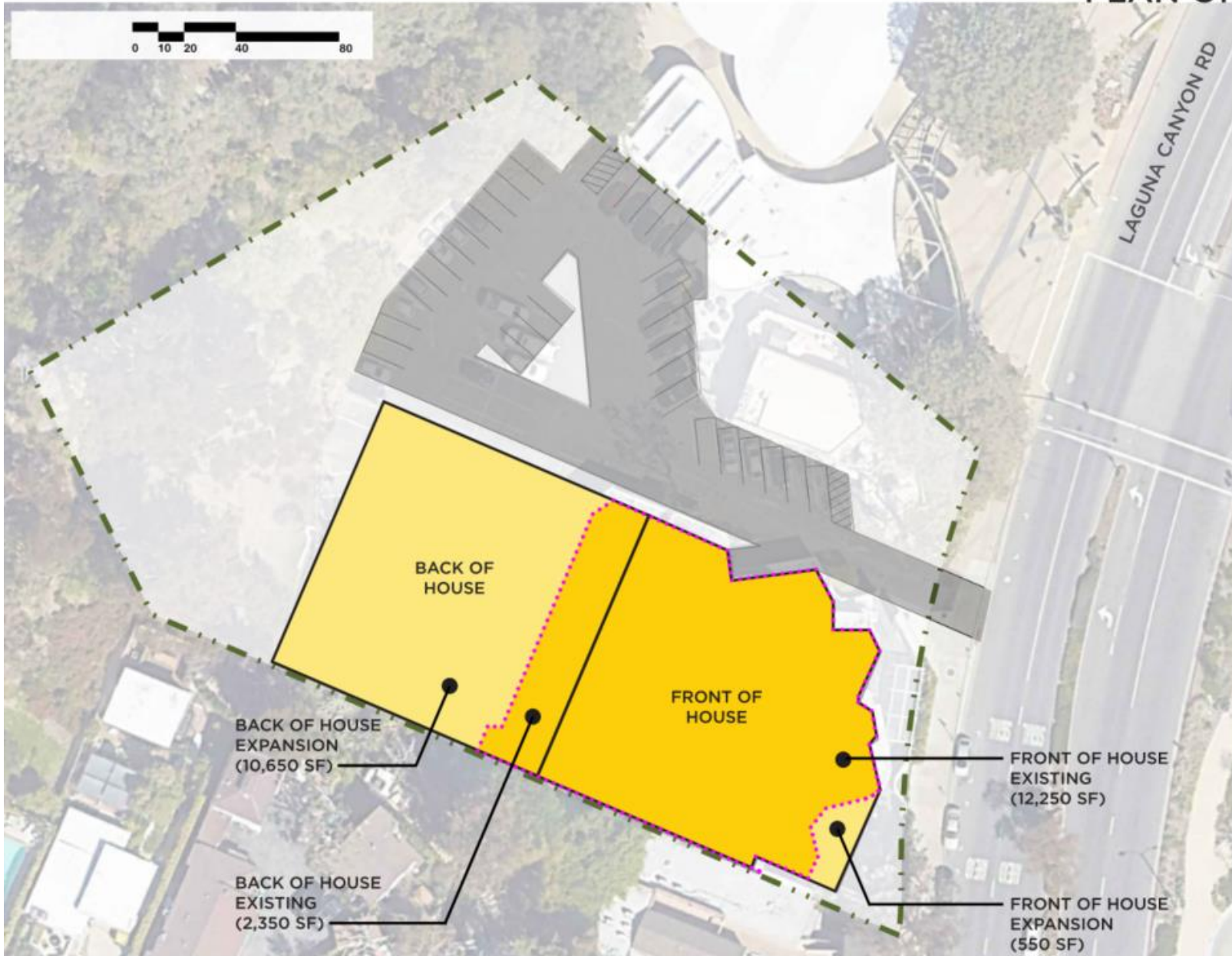
### TABULATIONS

<b>Building</b>	<b>20,222 SF</b>
• 1st level	14,660 SF
• 2nd level	5,562 SF
<b>Parking existing on-site</b>	
• Staff & visitor	53

### NOTES

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

# PLAN OPTION - A (LEVEL-1)



### LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure
- Existing Playhouse Program
- Playhouse Expansion

### TABULATIONS

<b>Building</b>	
• Existing area	20,222 SF
• Program area	37,025 SF
• Provided area	37,000 SF
1st level	25,800 SF
2nd level	11,200 SF
• <b>Net gain</b>	<b>16,778 SF</b>

### Parking provided on-site

• Program staff	19
• Provided staff	19
• Program visitor	85
• Provided visitor	13

### NOTES

- Minimize expansion into site slope area
- Portions of existing building need to be resolved to meet ADA

**BACK OF HOUSE**

**FRONT OF HOUSE**

BACK OF HOUSE EXPANSION (10,650 SF)

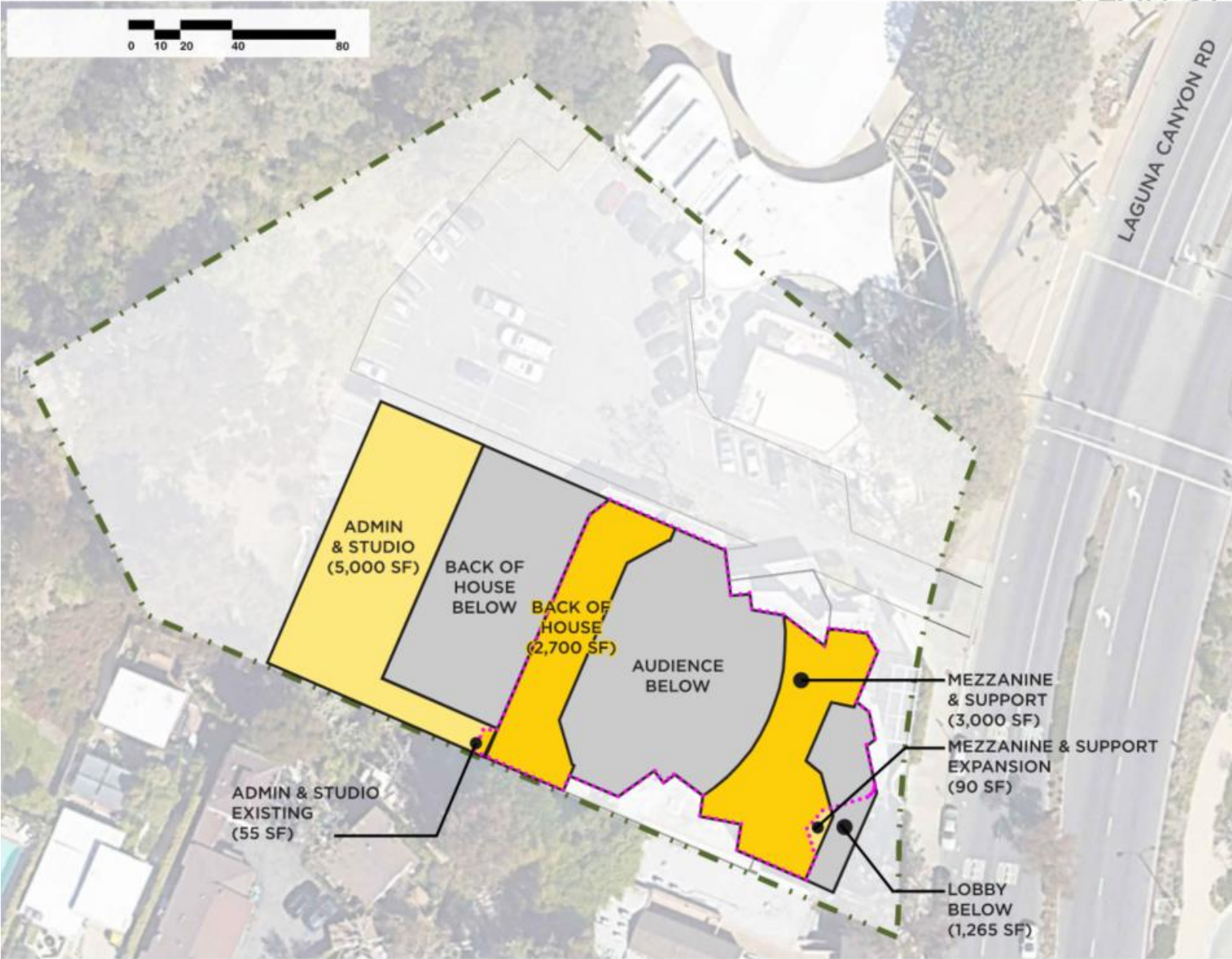
BACK OF HOUSE EXISTING (2,350 SF)

FRONT OF HOUSE EXISTING (12,250 SF)

FRONT OF HOUSE EXPANSION (550 SF)



# PLAN OPTION - A (LEVEL-2)



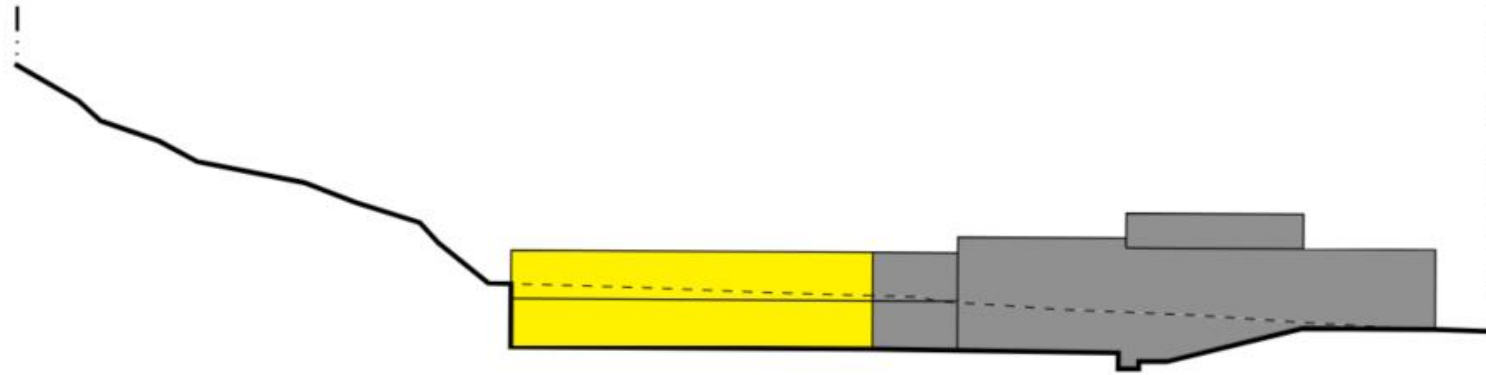
### LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure
- Existing Playhouse Program
- Playhouse Expansion

### TABULATIONS

<b>Building</b>	
• Existing area	20,222 SF
• Program area	37,025 SF
• Provided area	37,000 SF
1st level	25,800 SF
2nd level	11,200 SF
• Net gain	16,778 SF

# PLAN OPTION - A (SECTION)

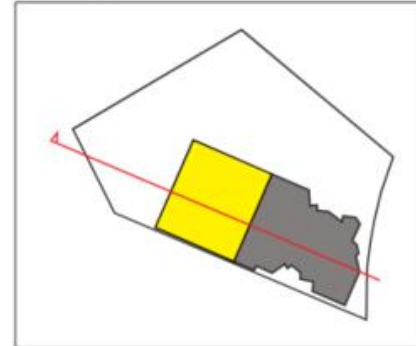


**LEGEND**

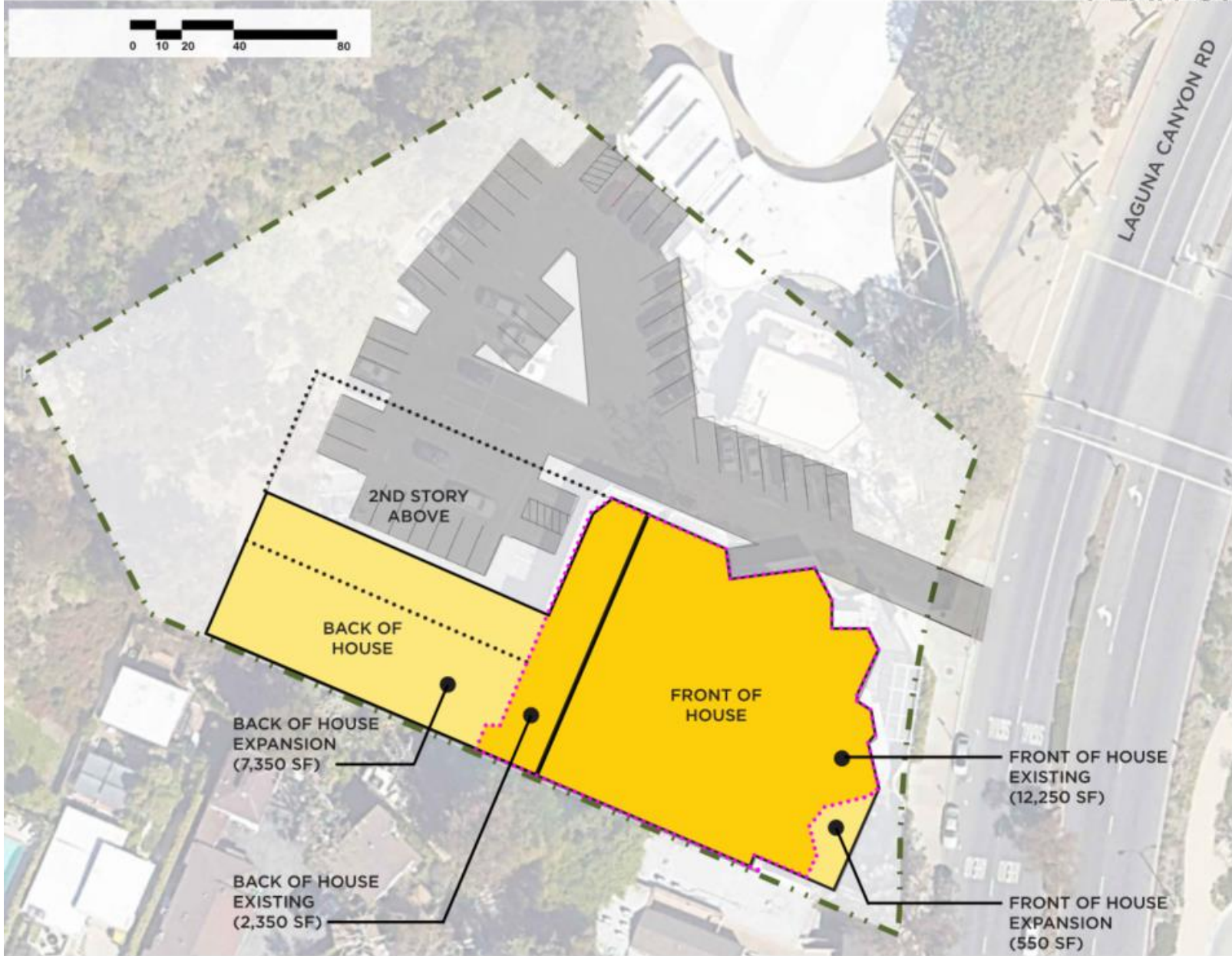
- Property line
- Existing structures
- Playhouse New Program Area



KEY MAP



# PLAN OPTION - B (LEVEL-1)



### LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure
- Existing Playhouse Program
- Playhouse Expansion

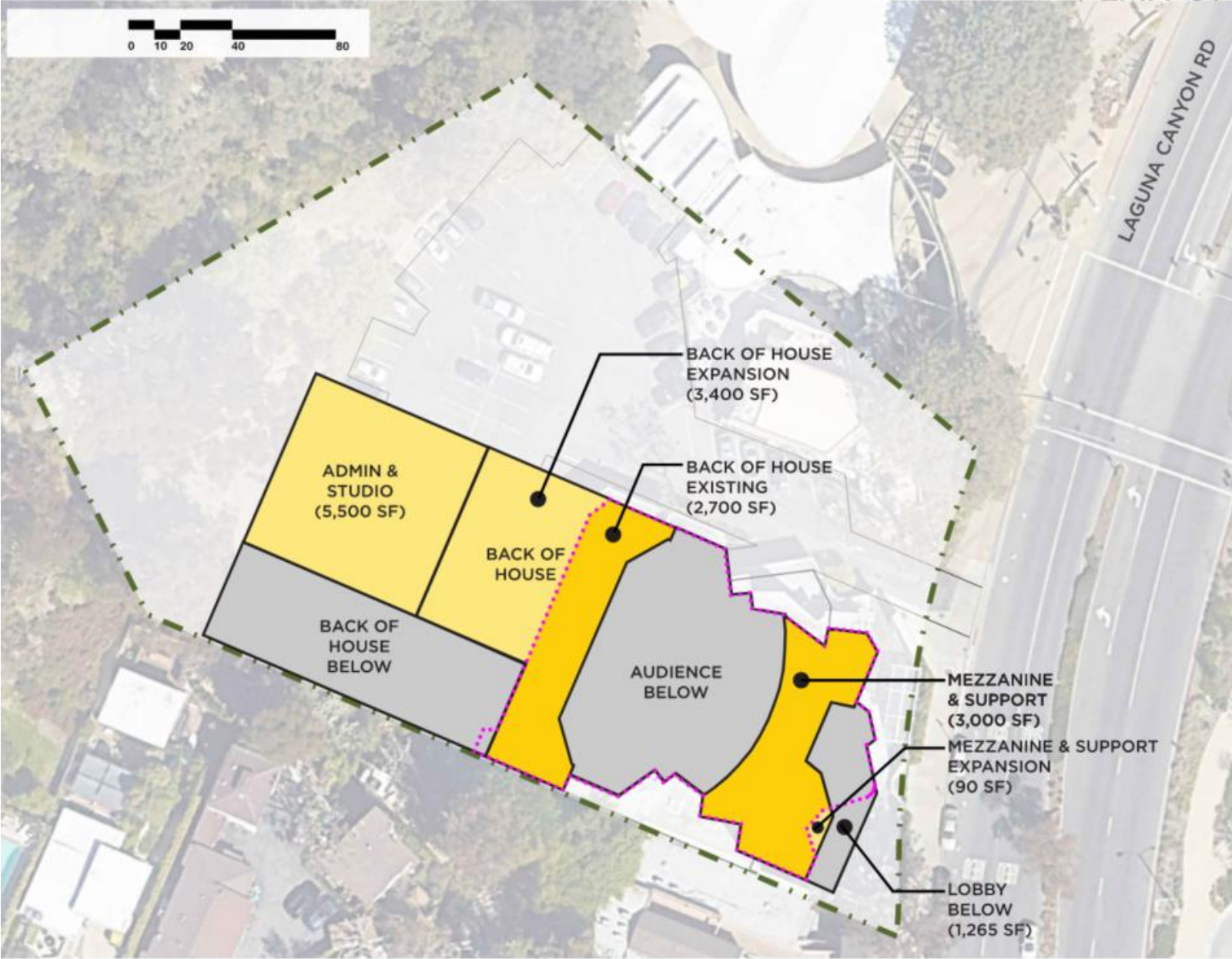
### TABULATIONS

<b>Building</b>	
• Existing area	20,222 SF
• Program area	37,025 SF
• Provided area	37,000 SF
1st level	22,500 SF
2nd level	14,500 SF
• Net gain	16,778 SF
<b>Parking provided on-site</b>	
• Program staff	19
• Provided staff	19
• Program visitor	85
• Provided visitor	13

### NOTES

- Portions of existing building need to be resolved to meet ADA

# PLAN OPTION - B (LEVEL-2)



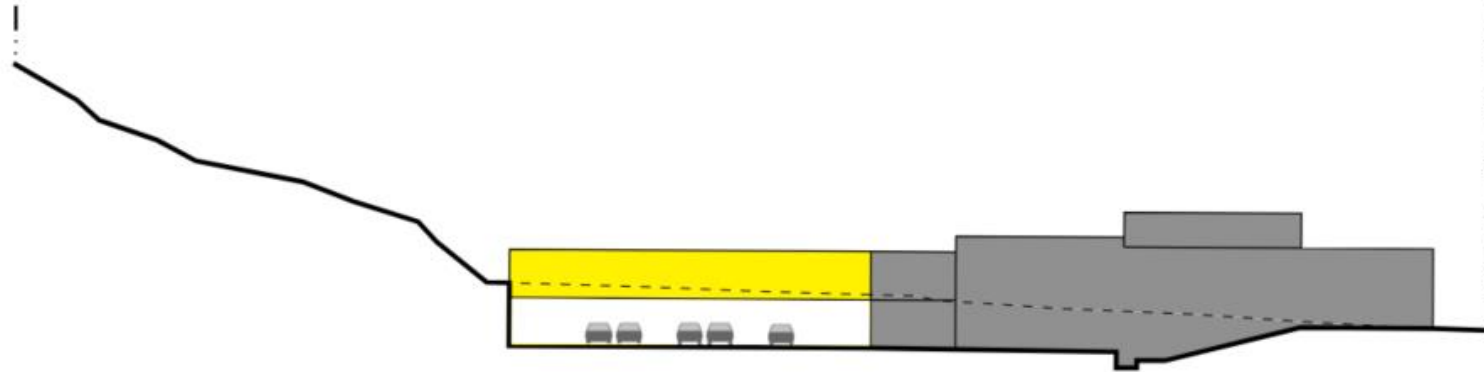
### LEGEND

- Site Area
- Line of Existing Building Footprint
- Existing Structure
- Existing Playhouse Program
- Playhouse Expansion

### TABULATIONS

<b>Building</b>	
• Existing area	20,222 SF
• Program area	37,025 SF
• Provided area	37,000 SF
1st level	22,500 SF
2nd level	14,500 SF
• Net gain	16,778 SF

# PLAN OPTION - B (SECTION)



### LEGEND

- . . - Property line
- Existing structures
- Playhouse New Program Area



### KEY MAP

