

# **1400 Manhattan Beach Blvd.**

Use Permit for Fire Station No. 2

Planning Commission Meeting  
August 28, 2019



# Background

- ▶ Southeast corner of MBB and Rowell Avenue
- ▶ 14,503 Square Foot Lot (ROW dedication)
- ▶ Zoning- Public and Semipublic District (PS)
- ▶ Existing- Fire Station w/ 3,275 sf firehouse
- ▶ Use Permit required
  - Use is Allowed
  - Purpose is to Specify Development Standards



# Site Aerial



City of Manhattan Beach



1400 Manhattan Beach Boulevard



# Project Details

## ▶ Project Involves:

- New 2-story, 8,530 sf firehouse
- Gated Parking
- Landscaping throughout
- Ancillary improvements- trash enclosure, emergency generator, hose tower

## ▶ Existing Building:

- Single-Story Building w/ 3,275 sf built in 1954
- Inadequate compared to current facilities and needs
- Structural deficiencies
- Apparatus bay too small to fit and maintain vehicles
- Lacking features that help to isolate and clear potentially contaminated materials/particles.
- No separate facilities for different genders





Manhattan Beach Blvd

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STOP

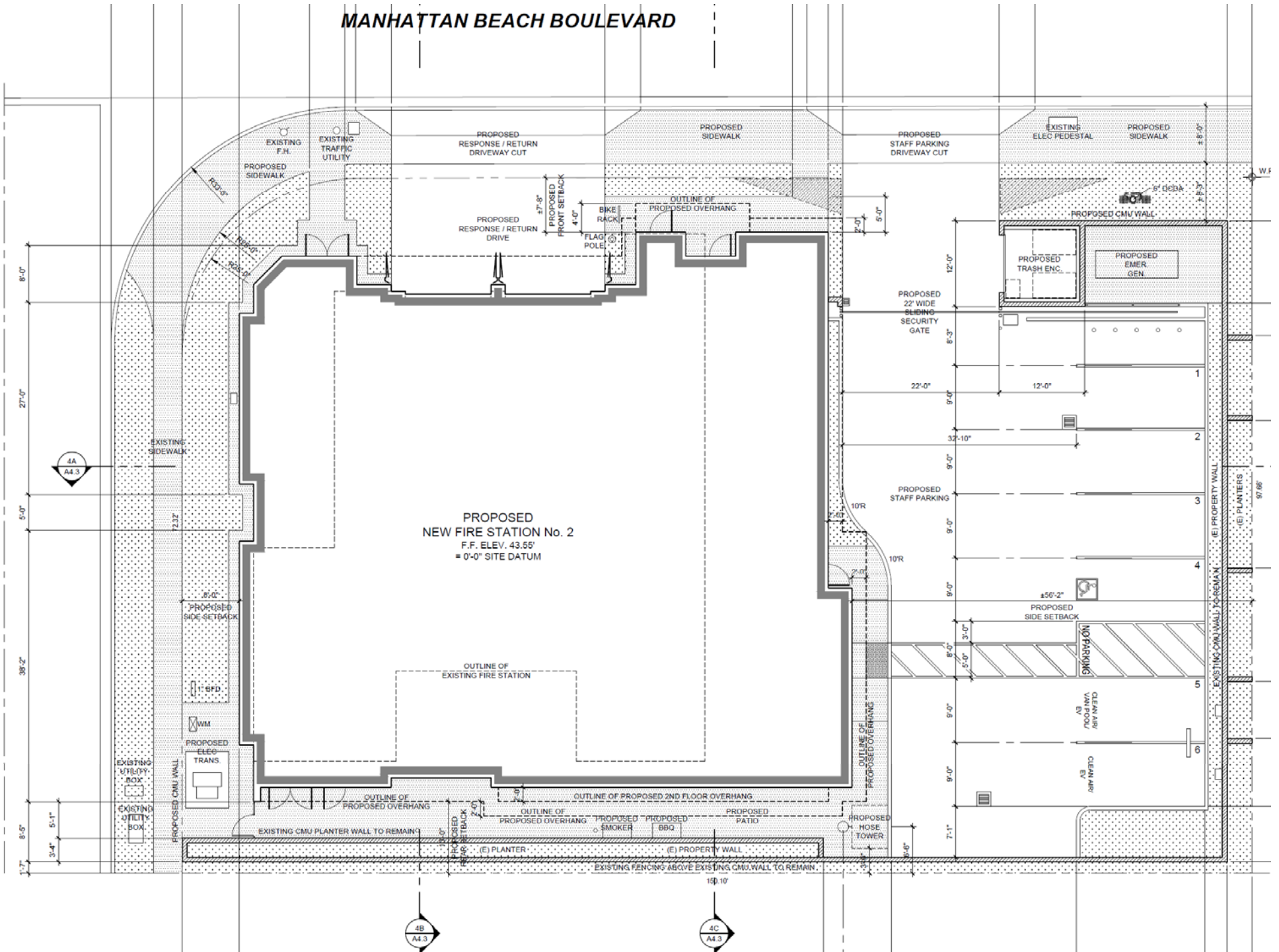
Manhattan Beach  
Fire Station 2

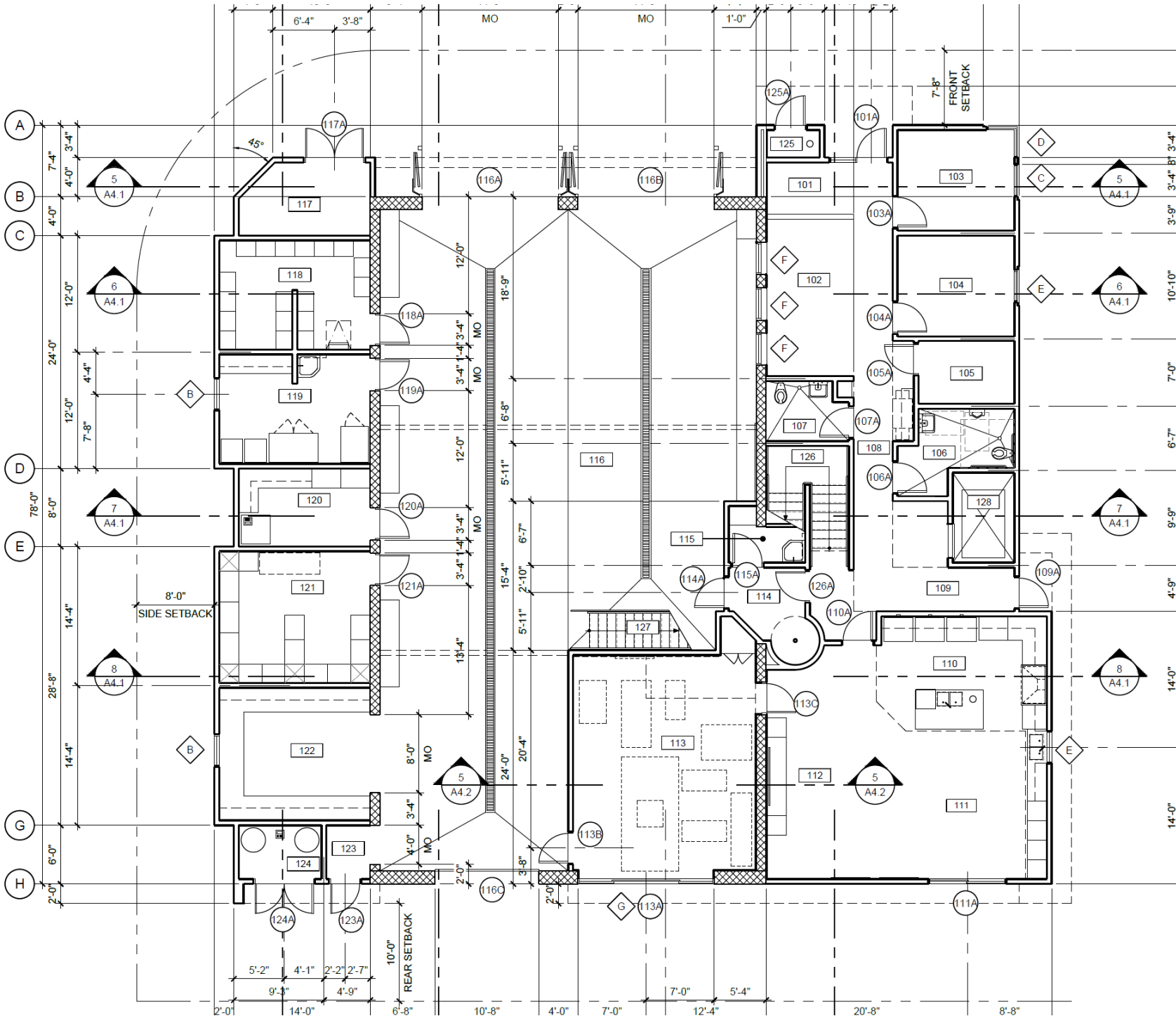
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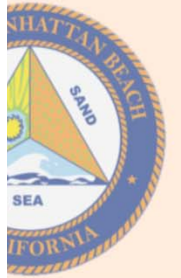
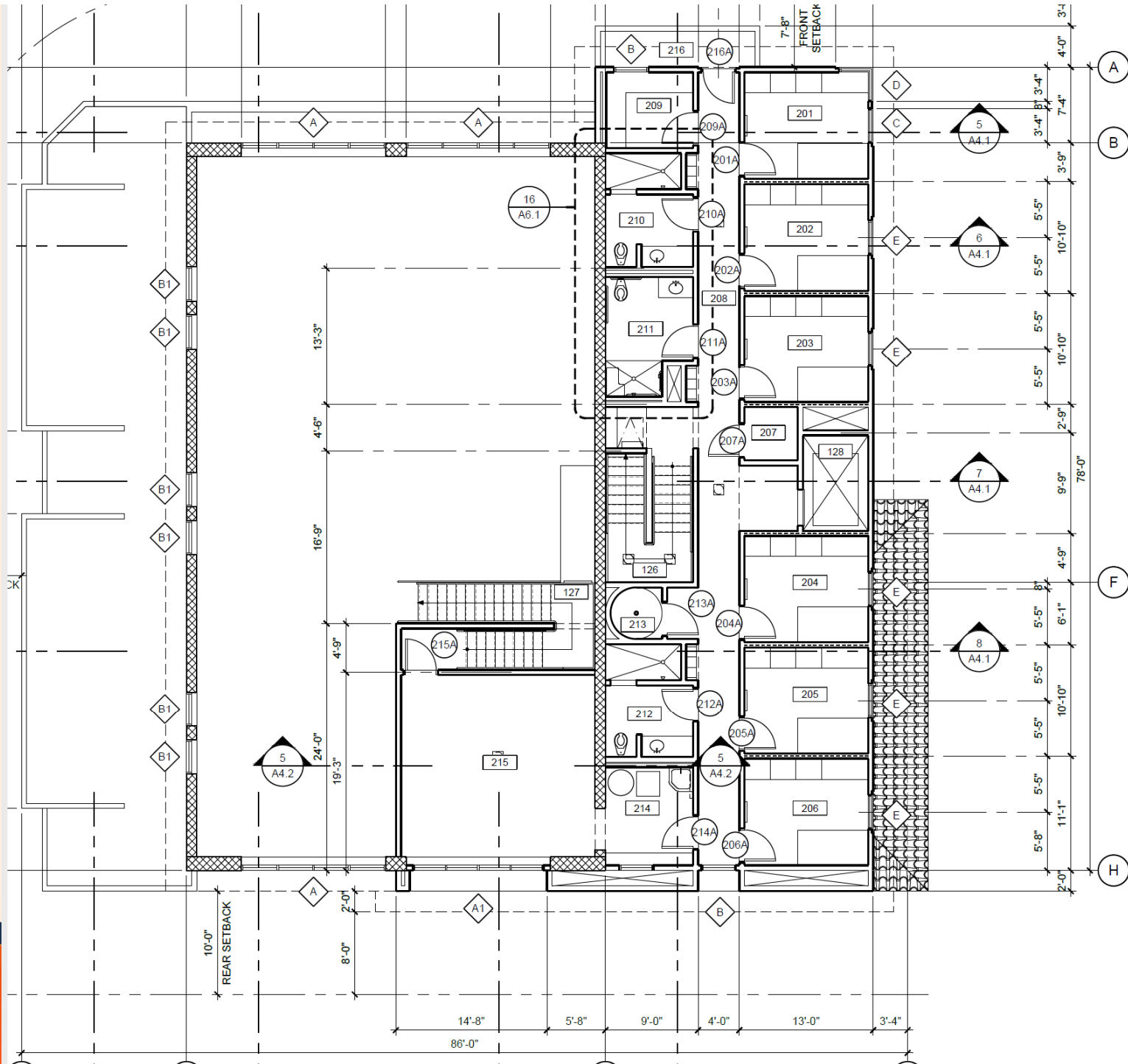
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# MANHATTAN BEACH BOULEVARD











EXTERIOR ELEVATION NORTH

EXTERIOR ELEVATION EAST



EXTERIOR ELEVATION SOUTH

EXTERIOR ELEVATION WEST





PERSPECTIVE VIEW: NORTH ELEVATION





PERSPECTIVE VIEW: NORTHWEST



PERSPECTIVE VIEW: SOUTHEAST





PERSPECTIVE VIEW: NORTHEAST



PERSPECTIVE VIEW: SOUTHWEST

# Project Details

## ▶ Project

- Facility Staffed by Three Shifts
- Operational 24 Hrs a Day

## ▶ Design

- Building Height- 29'-7"
- Elevator Tower Height- 34'
- Hose Tower Height- 32'
- Modern/Contemporary Design
  - Combination of Sloped and Flat Roof
  - Stucco Siding and Stone Veneer
  - Concrete Roof Tile



# Project Details

- ▶ Existing Parking
  - 7 Stalls
  - No ADA
  - Additional lane space for maneuvering/queuing
- ▶ Proposed Parking
  - 6 Stalls w/1 ADA Van Accessible
  - 3 Shifts w/ 48/96 Work Schedule
  - 3 Firefighters on site
  - Sufficient parking provided for current staff
  - Personnel increases will require greater coordination amongst staff during shift changes



# Temporary Facility

- ▶ Temporary facility will be located on nearby property
- ▶ Adjacent to Manhattan Beach Preschool
- ▶ Will include mobile home as a living facility
- ▶ Temporary Structure proposed to house fire apparatus



# Zoning Ordinance

- ▶ All findings met
  1. Location of Use is consistent with Zoning District and Code
  2. Location of Use is consistent with General Plan and not detrimental
  3. Use will comply with Zoning Ordinance and Conditions
  4. Will not adversely with impact the nearby properties
- ▶ Notice- 10 Day Notice Period
- ▶ Public Comments
- ▶ Department comments/conditions incorporated into Resolution



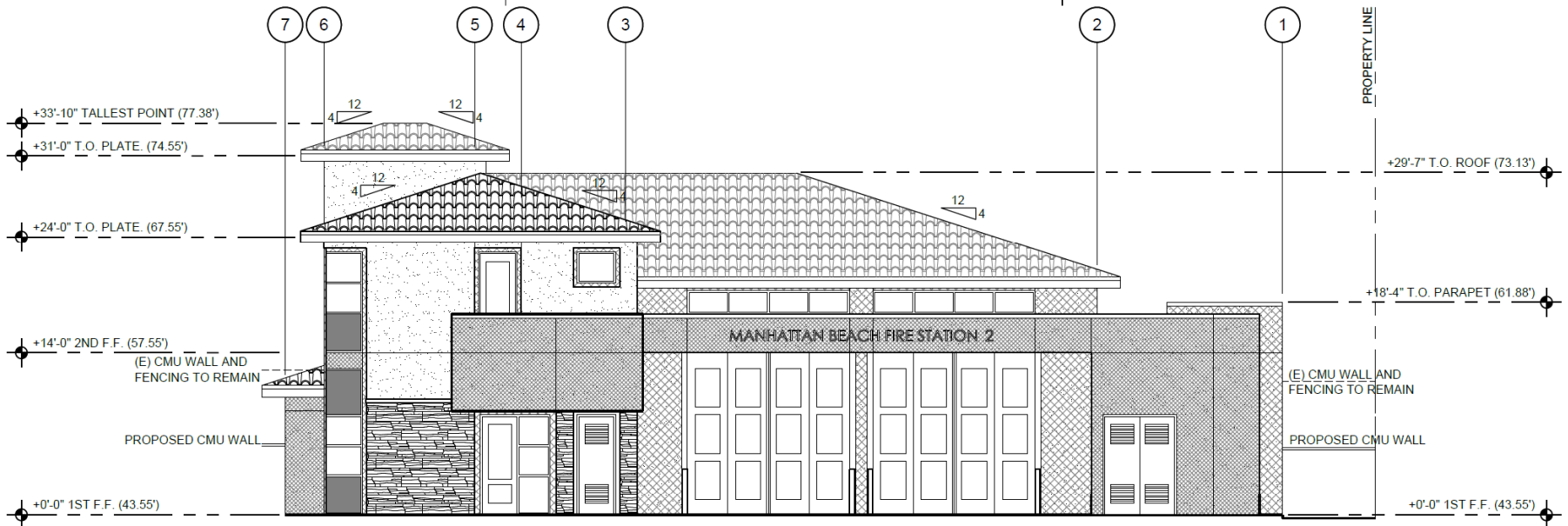


# Conclusion

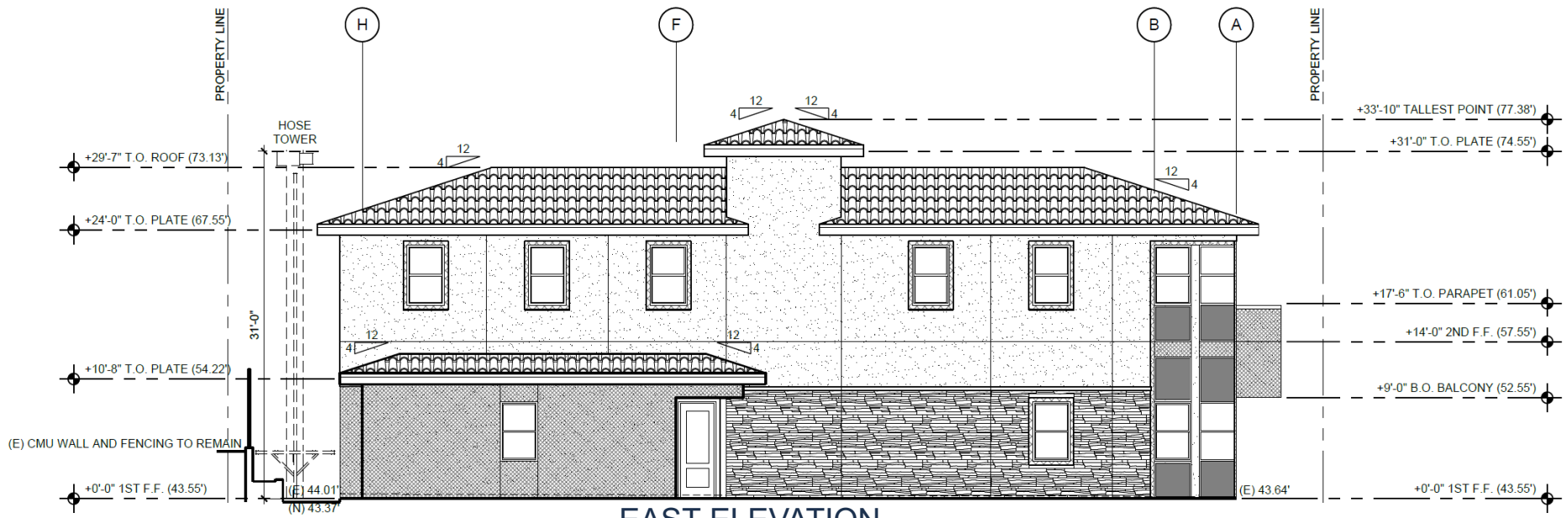
- ▶ Conduct Public Hearing
- ▶ Adopt Resolution, Approving Use Permit with Conditions



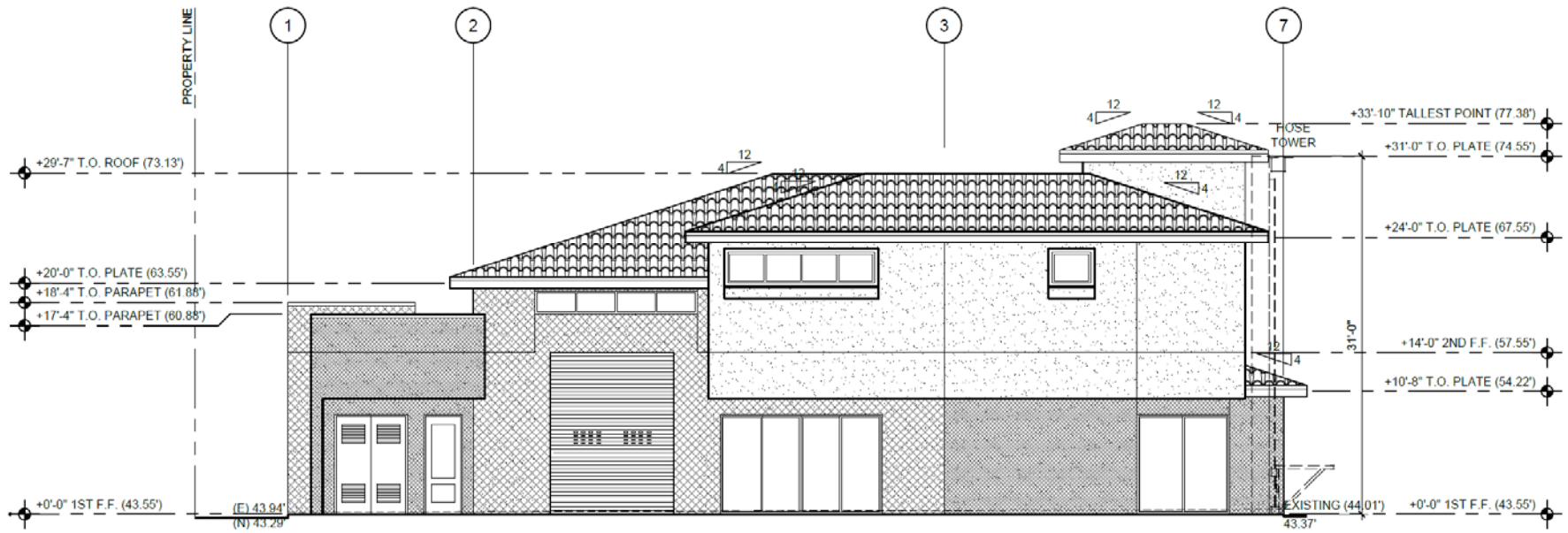




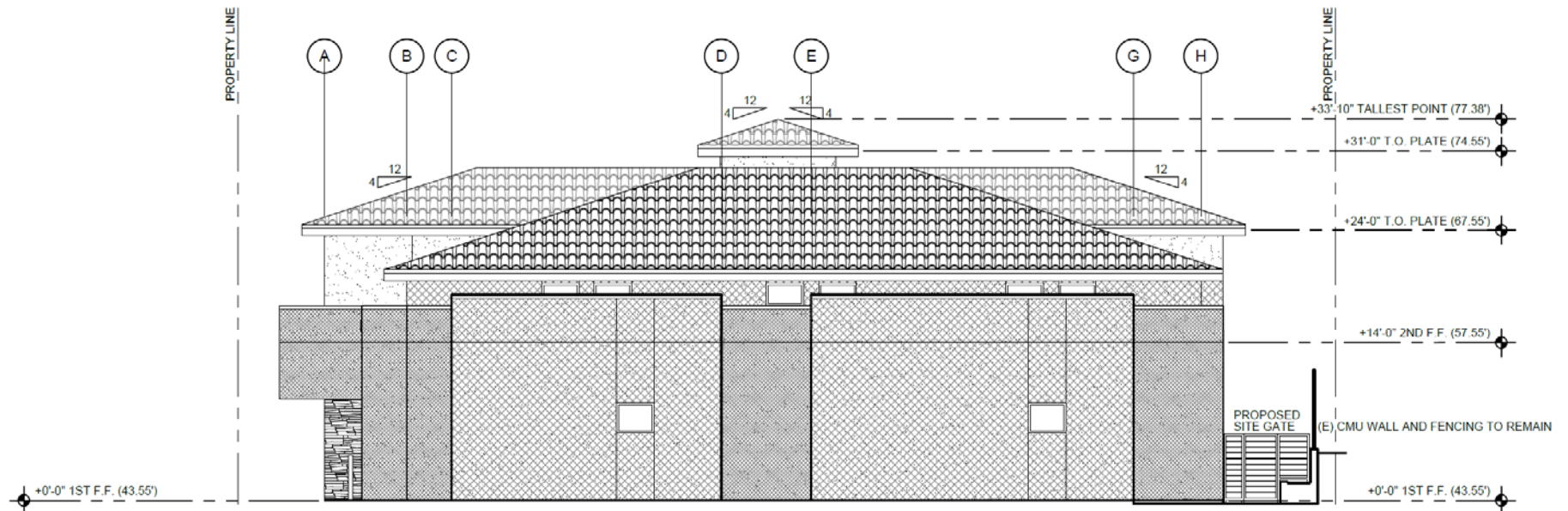
NORTH ELEVATION



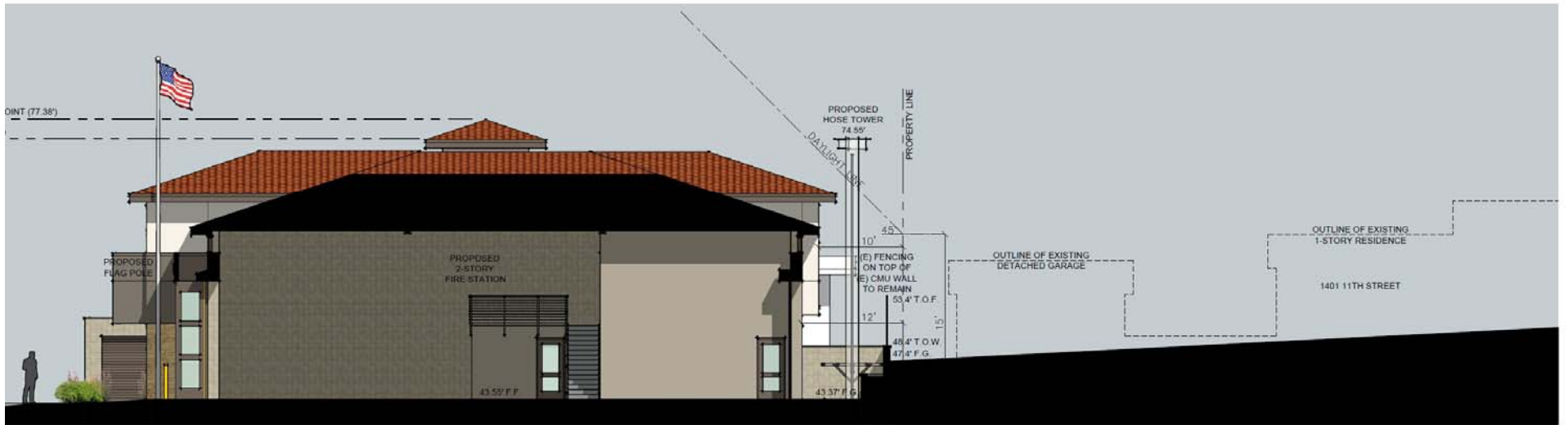
EAST ELEVATION



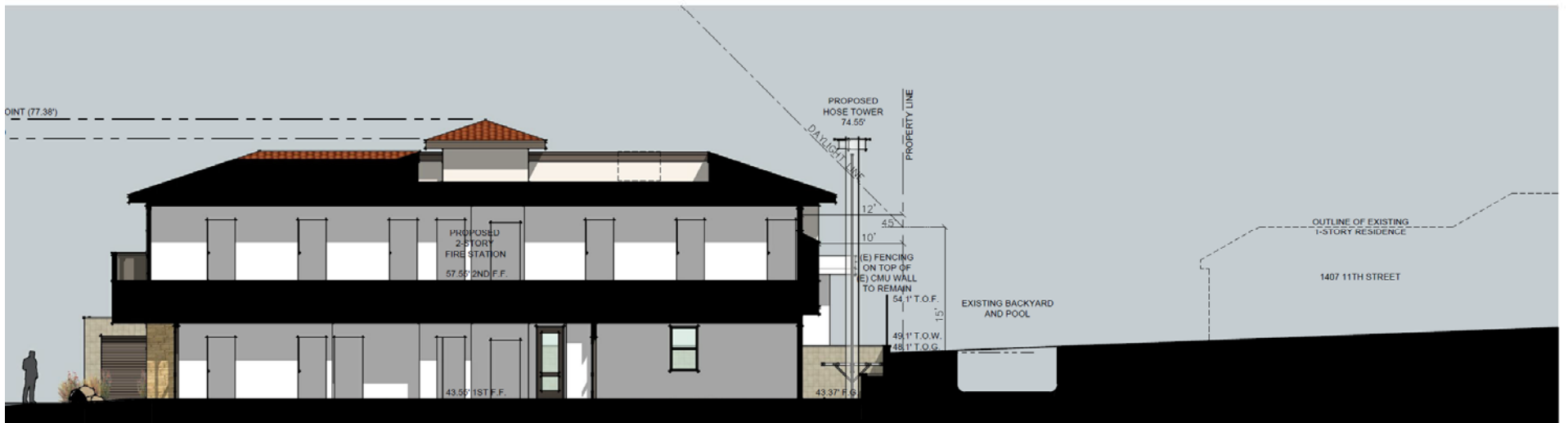
SOUTH ELEVATION



WEST ELEVATION



SECTION VIEW B: NORTH-SOUTH SECTION THROUGH APPARATUS BAY



SECTION VIEW C: NORTH-SOUTH SECTION THROUGH FIRE STATION