



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

PROJECT NUMBER R2007-01009-(4)
Coastal Development Permit No. 201100001

PUBLIC HEARING DATE
 11/1/11

AGENDA ITEM
 4

HO CONSENT DATE

CONTINUE TO

APPLICANT

California Yacht Club

OWNER

Los Angeles County

REPRESENTATIVE

Michelle Underwood

PROJECT DESCRIPTION

The proposed project consists of the continued use of an existing portable classroom with attached deck and access ramp for a youth sailing and rowing education program at an existing yacht club.

REQUIRED ENTITLEMENTS

The applicant is requesting a Coastal Development Permit to authorize the continued use of an existing portable classroom previously approved through Coastal Development Permit No. 93128.

LOCATION/ADDRESS

4469 Admiralty Way, Marina del Rey

SITE DESCRIPTION

The site plan depicts a 16 acre lease parcel with approximately 6 acres on the landside portion of the parcel and 10 acres on the waterside portion of the parcel. The waterside portion of the parcel is developed with an existing private anchorage. The landside portion of the parcel is developed with an existing yacht club which consists of a clubhouse, paddle tennis courts, pool, dry storage area, storage lockers, office, and parking lot. The portable classroom which is 12'x60' (720 square feet), is used for the yacht club's youth sailing and rowing education program, and is located adjacent to the paddle tennis courts to the south east of the project site.

ACCESS

Admiralty Way

ZONED DISTRICT

Playa del Rey

ASSESSORS PARCEL NUMBER

4224-007-903 (Lease Parcel No. 132)

COMMUNITY

Marina del Rey

PARCEL SIZE

Land: 247,708 Sq. Ft. (5.7 Acre)

Water: 433,632 Sq. Ft. (10 Acre)

COMMUNITY STANDARDS DISTRICT

N/A

EXISTING LAND USE

EXISTING ZONING

Project Site

Yacht Club, Dry Storage

Marine Commercial (MC), Hotel (H)

North

Public Park, Condominiums, Apartments, Single-Family Residences, Child Care Center

Open Space (OS), City of Los Angeles

East

Restaurant, Office, Public Library, Parking Lot

Visitor Serving Convenience Commercial (VS/CC), Office (O), Public Facilities (PF), MC

South

Basin F, Parking lot, Hotel

Water (W), MC, H, VS/CC

West

Main Channel, Restaurant, Public Facilities

W, VS/CC, PF

GENERAL PLAN/COMMUNITY PLAN

Marina del Rey Local Coastal Plan

LAND USE DESIGNATION

Marine Commercial (MC), Hotel (H)

MAXIMUM DENSITY

N/A

ENVIRONMENTAL DETERMINATION

Class 1 Categorical Exemption- Existing Structure

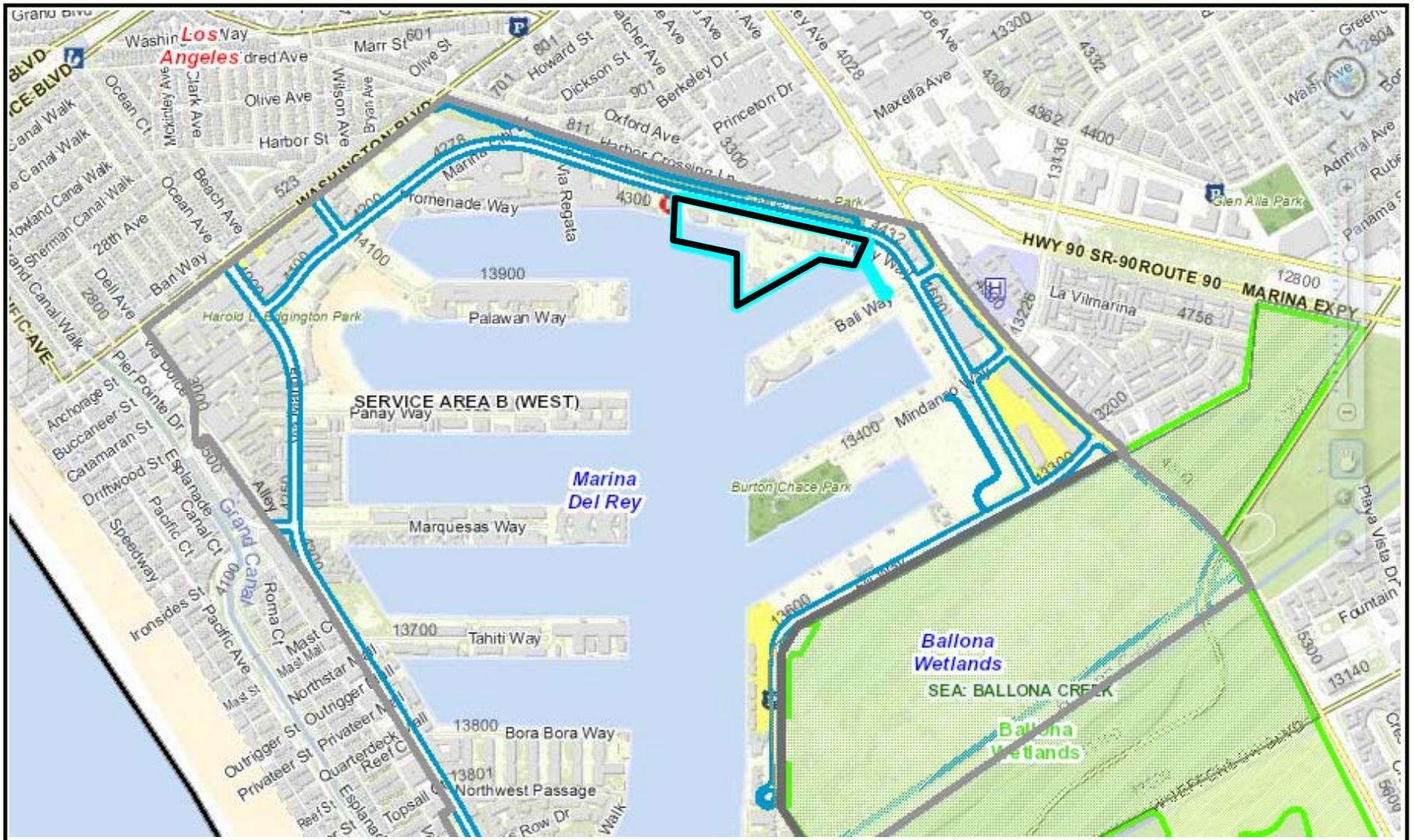
RPC LAST MEETING ACTION SUMMARY

| | | |
|-----------------------|-------------------|---------------------------|
| LAST RPC MEETING DATE | RPC ACTION | NEEDED FOR NEXT MEETING |
| MEMBERS VOTING AYE | MEMBERS VOTING NO | MEMBERS ABSTAINING/ABSENT |

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

| | | |
|--|--------------------------|------------------------|
| STAFF CONTACT PERSON: | | |
| RPC HEARING DATE(S) | RPC ACTION DATE | RPC RECOMMENDATION |
| MEMBERS VOTING AYE | MEMBERS VOTING NO | MEMBERS ABSTAINING |
| STAFF RECOMMENDATION (PRIOR TO HEARING): | | |
| SPEAKERS* (O) 0 (F) 0 | PETITIONS (O) 0 (F) 0 | LETTERS (O) 0 (F) 0 |

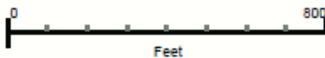
*(O) = Opponents (F) = In Favor



Vicinity Map - 4469 Admiralty Way, Marina del Rey

Project No. R2007-01009-(4); CDP No. 201100001

Printed: Oct 20, 2011



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STAFF ANALYSIS

PROJECT NO. R2007-01009-(4)

COASTAL DEVELOPMENT PERMIT NO. 201100001

PROJECT DESCRIPTION

The applicant, California Yacht Club, is requesting to authorize the continued use of an existing portable classroom with attached deck and access ramp for a youth sailing and rowing education program at an existing yacht club.

ENTITLEMENT REQUESTED

The applicant has requested a Coastal Development Permit to authorize the continued use of an existing portable classroom previously approved through Coastal Development Permit No. 93128, in the SP (Specific Plan) Zone and Marine Commercial land use category in the Marina del Rey Local Coastal Program area, in the Playa del Rey Zoned District.

LOCATION

The subject property is located at 4469 Admiralty Way, in the unincorporated community of Marina del Rey. The subject property is identified by Assessor Parcel Number 4224-007-903 and Marina Lease Parcel Number 132. Access to the subject property is via Admiralty Way, which is an improved public roadway.

SITE PLAN DESCRIPTION

The site plan depicts a 16 acre lease parcel with approximately 6 acres on the landside portion of the parcel and 10 acres on the waterside portion of the parcel. The waterside portion of the parcel is developed with an existing private anchorage. The landside portion of the parcel is developed with an existing yacht club which consists of a clubhouse, paddle tennis courts, pool, dry storage area, storage lockers, office, and parking lot. The portable classroom which is 12'x60' (720 square feet) and approximately 12' 8" in height, is used for the yacht club's youth sailing and rowing education program, and is located adjacent to the paddle tennis courts to the south east of the project site.

Project Services Availabilities

The subject property is within an urbanized area with available public services.

EXISTING ZONING

Subject Property

Zoning on the project site is SP (Specific Plan) with land use category Marine Commercial (MC).

Surrounding Properties

Surrounding zoning consists of:

North: SP - Open Space (OS), City of Los Angeles

South: SP - Water (W), MC, H, Visitor Serving Convenience Commercial (VS/CC)

East: SP - VS/CC, Office (O), Public Facilities (PF), MC

West: SP - W, VS/CC, PF

EXISTING LAND USES

Subject Property

The project site is developed with a yacht club and appurtenant uses including a parking lot, anchorage, recreation facilities, and dry storage.

Surrounding Properties

Surrounding land uses consist of:

North: public park, condominiums, apartments, single-family residences, child care center

South: Basin F, parking lot, hotel

East: restaurant, office, public library, parking lot

West: main channel, restaurant, public facilities

PREVIOUS CASES/ZONING HISTORY

Coastal Development Permit No. 93128 which authorized the replacement of a 288 square-foot portable classroom with a 720 square-foot portable classroom was approved on December 14, 1994.

MARINA DEL REY LOCAL COASTAL PROGRAM (LCP)

Land Use Designation

The project site is located within the "Marine Commercial" land use category of the Marina del Rey Land Use Plan (LUP). The "Marine Commercial" land use designation is intended for coastal-related or coastal-dependent uses associated with the operation, sales, storage and repair of boats and marine support facilities (e.g. yacht club facilities). The existing portable classroom which operates a sailing and rowing education program is ancillary to the yacht club facility, and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the LUP are applicable to the proposed project:

- **Public Access to Shoreline a Priority.** *Maximum public access to and along the shoreline within the LCP area shall be a priority goal of this Plan, balanced with the need for public safety, and protection of private property rights and sensitive habitat resources. This goal shall be achieved through the coordination and enhancement of the following component of a public access system: pedestrian access, public transit, water transit, parking, bikeways, circulation network, public views and directional signs and promotional information. (Chapter 1: Shoreline Access - Policy 1, page 1-7)*

The proposed project does not limit public access to or along the bulkheads facing the harbor within the subject property. The project which includes the continued use of a portable classroom at an existing yacht club, does not propose any new construction that would hinder access to the shoreline. The portable classroom does in fact encourage public access to the shoreline as it provides boating opportunities to the public for boating experiences in the small crafts harbor and beyond.

- **Recreational Boating a Top Priority.** Recreational boating shall be emphasized as a

priority use throughout the planning and operation of the Marina. To help achieve this goal, the Plan shall strive to ensure that adequate support facilities and services are provided including but not limited to, the following: boat slips, fueling stations, boat repair yards, boat dry storage yards, launch ramps, boat charters, day-use rentals, equipment rentals and on-going maintenance of the marina harbor and entrance channel, bulkhead repair, pollution control, safety and rescue operations, and sufficient parking for boaters. Emphasis shall be given to providing water access for the small boat owner through provisions of public ramp facilities. (*Chapter 3: Recreational Boating - Policy 1, page 3-4*)

The continued operation of the yacht club's portable classroom supports the priority of the Marina del Rey LCP to provide adequate recreational boating support facilities and services to the general public, as it is a venue that offers a sailing and rowing educational program to the public.

Compliance with Applicable Zoning Codes

Pursuant to Section 22.46.1450 of the County Code, establishments in the "Marine Commercial" Land Use Category are subject to the following development standards:

- *Building height is limited to a maximum of 45 feet, except that dry stack storage uses may be allowed a maximum of 75 feet when allowed by the Site-Specific Development Guidelines.*
- *Front, rear and side yard setbacks shall be a minimum of five feet, in addition to the required highway and promenade setbacks.*
- *Marine Commercial uses shall not reduce the amount of land area devoted to existing visitor-serving, boating or coastal-dependent marine commercial uses.*

The existing portable classroom is approximately 12' 8", which is in compliance with the 45-foot maximum building height limit of the "Marine Commercial" Land Use Category. The existing structure will not alter the existing density, setbacks, view corridors, or area devoted to existing visitor-serving, boating, or marine commercial uses.

Applicant's Burden of Proof Responses

The applicant is required to substantiate all facts identified by Section 22.56.2320 of the Los Angeles County Code. The Coastal Development Permit Burden of Proof with the applicant's responses are attached (**Attachment A**). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined this project to be Categorically Exempt (Class 1 Exemption, Minor Alteration to Existing Facilities) under the California Environmental Quality Act (CEQA) and the Los Angeles County environmental guidelines.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

Pursuant to the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in both The Daily Breeze and La Opinion on September 30, 2011. A total

of 865 public hearing notices regarding the subject application were mailed out to residents within a 500-foot radius of the subject property. This number also includes notices sent to the local community groups and residents on the Playa del Rey Zoned District courtesy list.

Case information materials including the Notice of Public Hearing, Factual Sheet, Burden of Proof, and Site Plan were forwarded to the Lloyd Taber Marina del Rey County Library at 4533 Admiralty Way on September 27, 2011. The same materials were also posted on the Department of Regional Planning's website.

Pursuant to Section 22.60.175 of the County Code, the applicant must post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received the Certificate of Posting stating that the Notice of Public Hearing was posted on September 29, 2011, along with photos of the posting provided by the applicant's agent.

PUBLIC COMMENTS

No comments have been received from the public at this time.

STAFF RECOMMENDATION

Approval

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2007-01009-(4), Coastal Development Permit Number 201100001, subject to the attached conditions.

Prepared by Maral Tashjian, Regional Planning Assistant II
Reviewed by Samuel Dea, Supervising Regional Planner, Special Projects

Attachments:

Draft Findings
Draft Conditions of Approval
Applicant's Burden of Proof statement
Land Use Map
Site Plan
Site Photographs
Aerial Imagery

SD:MMT:mmt

HEARING OFFICER'S DRAFT FINDINGS AND ORDER:

REQUEST: The applicant, California Yacht Club, is requesting to authorize the continued use of an existing portable classroom with attached deck and access ramp for a youth sailing and rowing education program at an existing yacht club.

PROCEEDINGS BEFORE THE HEARING OFFICER:

November 1, 2011 Public Hearing

To be inserted to reflect hearing proceedings.

Findings

1. The subject property is located at 4469 Admiralty Way, in the unincorporated community of Marina del Rey. The subject property is identified by Assessor Parcel Number 4224-007-903 and Marina Lease Parcel Number 132. Access to the subject property is via Admiralty Way, which is an improved public roadway.
2. Zoning on the site is SP (Specific Plan). The land use designation of the property in the Marina del Rey Specific Plan is MC (Marine Commercial). Zoning of the surrounding properties is SP, with the following land use designations:

North: Open Space (OS), City of Los Angeles
South: Water (W), MC, H, Visitor Serving Convenience Commercial (VS/CC)
East: VS/CC, Office (O), Public Facilities (PF), MC
West: W, VS/CC, PF
3. The subject property is developed with a yacht club and appurtenant uses including a parking lot, anchorage, recreation facilities, and dry storage. Surrounding development consists of:

North: public park, condominiums, apartments, single-family residences, child care center
South: Basin F, parking lot, hotel
East: restaurant, office, public library, parking lot
West: main channel, restaurant, public facilities
4. The site plan depicts a 16 acre lease parcel with approximately 6 acres on the landside portion of the parcel and 10 acres on the waterside portion of the parcel. The waterside portion of the parcel is developed with an existing private anchorage. The landside portion of the parcel is developed with an existing yacht club which consists of a clubhouse, paddle tennis courts, pool, dry storage area, storage lockers, office, and parking lot. The portable classroom which is 12'x60' (720 square feet) and approximately 12' 8" in height, is used for the yacht club's youth sailing and rowing education program, and is located adjacent to the paddle tennis courts to the south east of the project site.

5. Coastal Development Permit No. 93128 which authorized the replacement of a 288 square-foot portable classroom with a 720 square-foot portable classroom was approved on December 14, 1994.
6. The subject property is within an urbanized area with available public services.
7. The project site is located within the "Marine Commercial" land use category of the Marina del Rey Land Use Plan (LUP). The "Marine Commercial" land use designation is intended for coastal-related or coastal-dependent uses associated with the operation, sales, storage and repair of boats and marine support facilities (e.g. yacht club facilities). The existing portable classroom which operates a sailing and rowing education program is ancillary to the yacht club facility, and is therefore consistent with the permitted uses of the underlying land use category.
8. The applicant's proposal complies with the following applicable Land Use Plan policies:
 - **Chapter 1: Shoreline Access, Policy 1**

The proposed project does not limit public access to or along the bulkheads facing the harbor within the subject property. The project which includes the continued use of a portable classroom at an existing yacht club, does not propose any new construction that would hinder access to the shoreline. The portable classroom does in fact encourage public access to the shoreline as it provides boating opportunities to the public for boating experiences in the small crafts harbor and beyond.
 - **Chapter 3: Recreational Boating, Policy 1**

The continued operation of the yacht club's portable classroom supports the priority of the Marina del Rey LCP to provide adequate recreational boating support facilities and services to the general public, as it is a venue that offers a sailing and rowing educational program to the public.
9. The proposed project is in compliance with applicable zoning codes. The existing portable classroom is approximately 12' 8", which is in compliance with the 45-foot maximum building height limit of the "Marine Commercial" Land Use Category. The existing structure will not alter the existing density, setbacks, view corridors, or area devoted to existing visitor-serving, boating, or marine commercial uses.
10. The applicant has provided the required Burden of Proof to substantiate all facts identified by Section 22.56.2320 of the Los Angeles County Code.
11. Pursuant to provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

12. The proposed project is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.
13. The project is located within the California Coastal Commission appealable area and is required to be reviewed by the Hearing Officer or Regional Planning Commission.
14. A Categorical Exemption (Class 1 - Minor Alteration to Existing Facilities), pursuant to the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA), is appropriate for this project.
15. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Special Projects Section, Los Angeles County Department of Regional Planning.

BASED ON THE FORGOING, THE HEARING OFFICER CONCLUDES:

- A. The proposed development is in conformity with the certified local coastal program.
- B. That the proposed development is located between the nearest public road and the sea or shoreline of a body of water located within the coastal zone, and is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Coastal Development Permit as set forth in Section 22.56.2410 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in section 15303 of the State CEQA Guidelines and Class 1 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.
2. In view of the findings of facts presented above, Coastal Development Permit Number 201100001 is **APPROVED**, subject to the attached conditions.

Attachments: Conditions, Affidavit

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2007-01009-(4)
COASTAL DEVELOPMENT PERMIT NO. 201100001**

PROJECT DESCRIPTION

The project is the continued use of an existing portable classroom with attached deck and access ramp for a youth sailing and rowing education program at an existing yacht club, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the portable classroom and satisfaction of Condition No. 2 shall be considered use of this grant.
9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
11. All requirements of Title 22 of the County Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
12. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
13. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
14. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
15. This grant permits the continued use of an existing portable classroom at an existing yacht club facility.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



COASTAL DEVELOPMENT PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.2320, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

| |
|--|
| A. That the proposed development is in conformity with the certified local coastal program. |
| The project conforms with C.C.P. because Section 22.46.1790 states that Parcel 132R, Phase II development is allowed. there will be no program expansion. and therefore does not increase peak hour usage or traffic. conformity will be met with all respect to height standards, set back requirements, including views from the main access route. |
| |
| |
| |
| |
| B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code. |
| This facility is specifically designed to educate youth for sailing, rowing and seamanship which is a coastal development use. the program is open to california yacht club members, underprivileged youth in the venice area and children in the local community. the trailer is not visible from admiralty way which is the first public access road to the yacht club. there is no view impact. |
| |
| |
| |

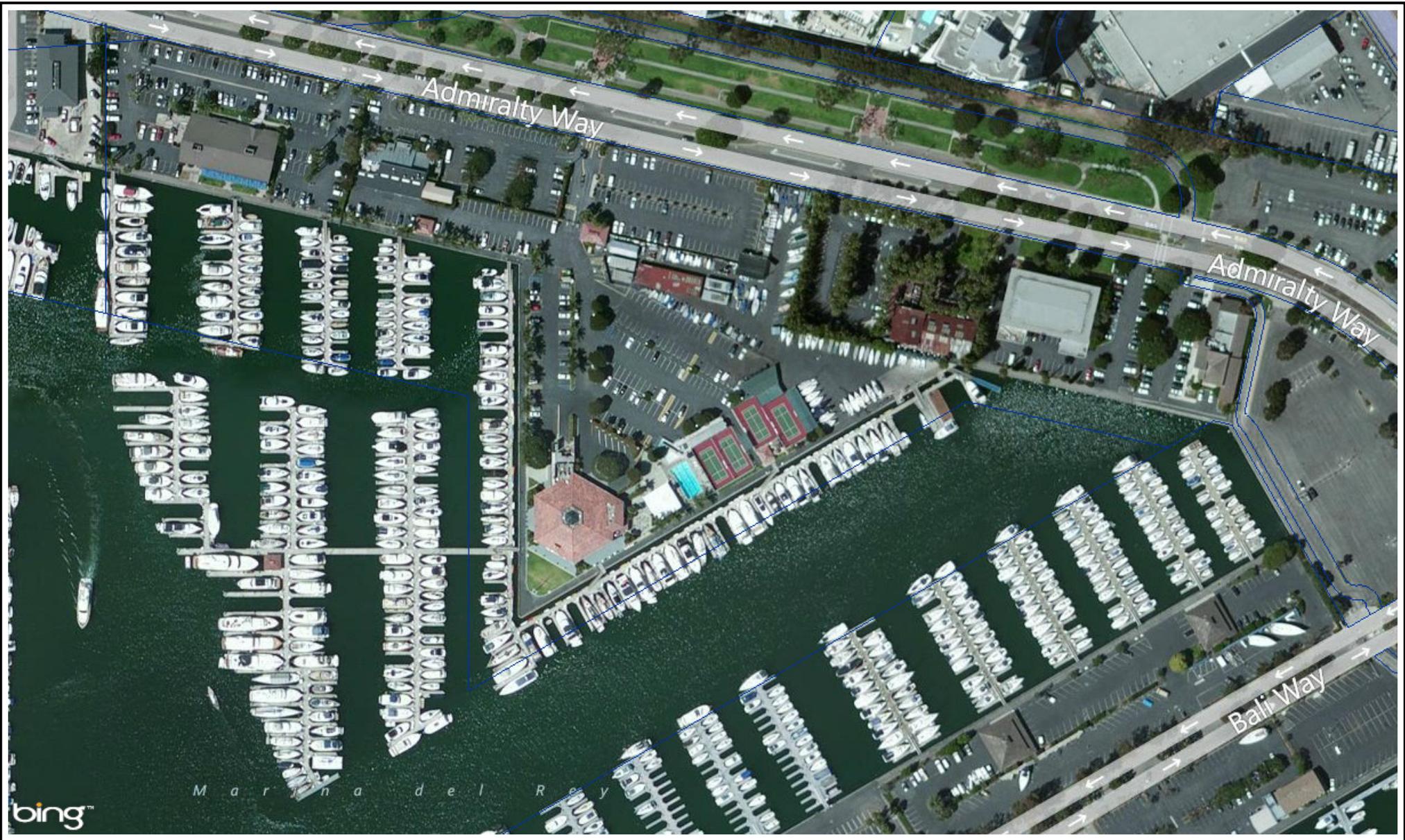
APPLICANT'S AFFIDAVIT

I (We) being duly sworn, depose and say that the foregoing answers and statements herein contained and the information submitted are in all respects true and correct.

Executed this 29TH day of JUNE, 2011 at LOS ANGELES

Signed [Signature]



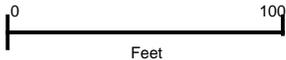


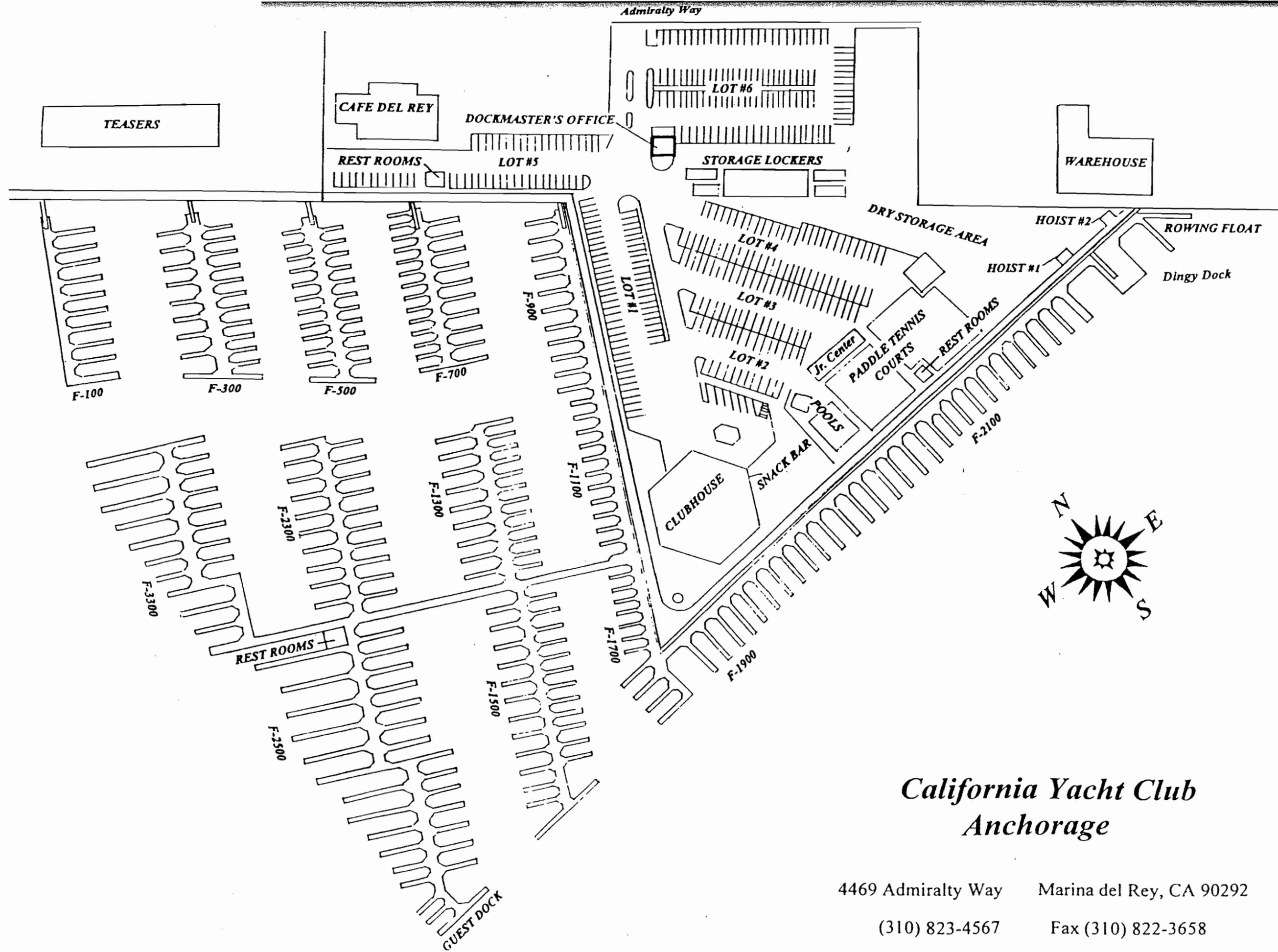
4469 Admiralty Way, Marina del Rey

Project No. R2007-01009-(4); CDP No. 201100001

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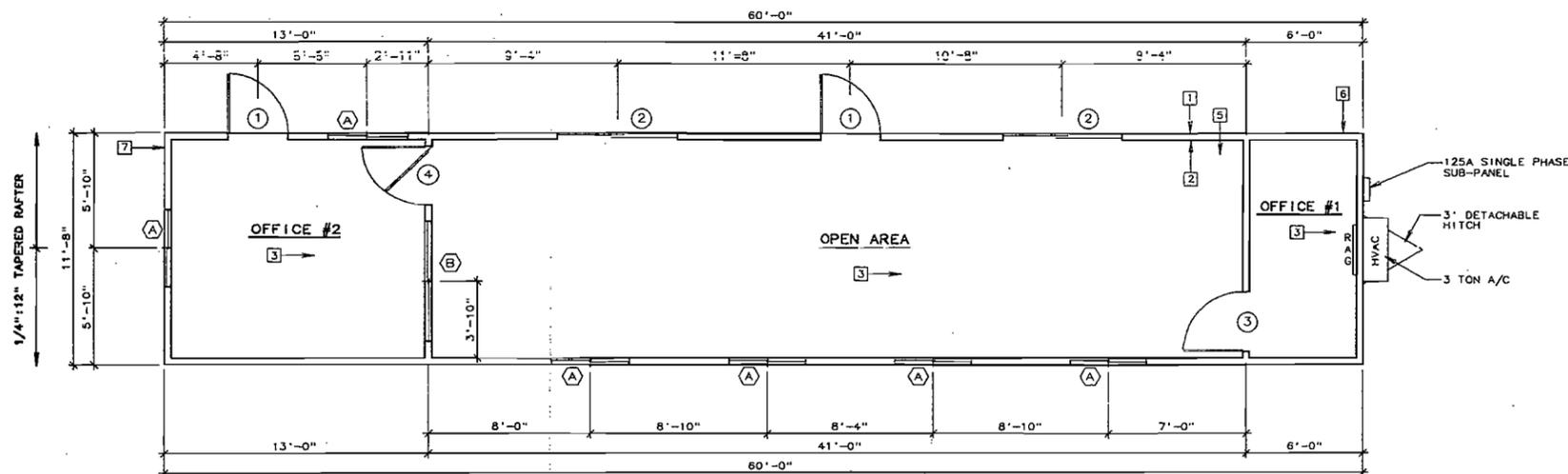


California Yacht Club Anchorage

4469 Admiralty Way Marina del Rey, CA 90292

(310) 823-4567

Fax (310) 822-3658



THIS MODULAR BUILDING IS DESIGNED AND BUILT ACCORDING TO THE S-12 STRUCTURAL PACKAGE (CMJ S-4). ALL DIMENSIONS ARE NOMINAL. ACTUAL ROOM SIZES MAY VARY. ALL ROOMS ARE OFFICES U.N.O.

DESIGN CRITERIA:
 FLOOR.....50 PSF
 WALL.....15 PSF
 ROOF.....20 PSF

BUILDING DATA:
 OCCUPANCY.....B-2
 CONSTRUCTION.....TYPE V, NON-RATED

INSULATION:
 EXTERIOR WALL.....R-11 UNFACED
 FLOOR.....R-11 UNFACED
 ROOF.....R-19 UNFACED
 PARTITION.....NONE

CHASSIS SYSTEM:
 FRAME.....10"x8.4# I-BEAM MAINRAIL
 CROSS-MEMBERS.....6"x14 GA. Z-MEMBERS AT 96" o.c.
 1 1/2"x1 1/2"x14 ga. ANGLE IRON AT ALTERNATING 48" o.c.
 HITCH.....DETACHABLE
 AXLES.....TRIPLE, STANDARD 4 WHEEL BRAKE
 BOTTOM BOARD....."SIMPLEX" PS-86

FLOOR SYSTEM:
 FRAMING.....2x6 HF#2 AT 16" o.c.
 DECKING.....5/8" STURD-I-FLOOR DECKING T&G (EXP. 1)

WALL SYSTEM:
 EXT. FRAMING.....2x4 HF #2 AT 16" o.c.
 INT. FRAMING.....2x4 STUD GRADE AT 16" o.c.

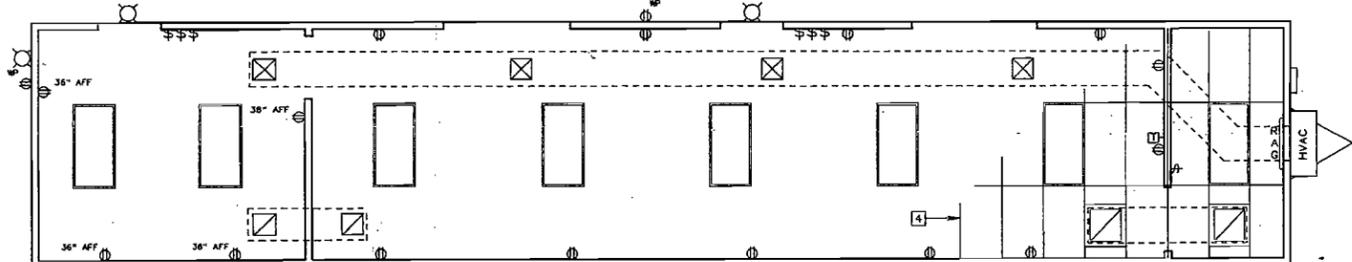
CEILING SYSTEM:
 HEIGHT.....8'-0" NOMINAL
 FINISH.....SUSPENDED T-BAR W/LAY IN TILES

ROOF SYSTEM:
 FRAMING.....2x6 HF #2 @ 24" o.c.
 DECKING.....3/8" OSB SHEATHING
 OVERHANG.....NONE

HVAC SYSTEM:
 BRAND.....BARD OR EQUAL
 SIZE.....3 TON A/C
 SUPPLY AIR.....DUCTED SUPPLY
 RETURN AIR.....END WALL RETURN

ELECTRICAL:
 DISTRIBUTION.....SINGLE PHASE
 SUB PANEL.....125 AMP
 MAIN BREAKER.....NOT INSTALLED
 WIRING.....COPPER ROMEX

1 FLOOR PLAN



2 ELECTRICAL, REFLECTED CEILING, AND HVAC PLANS

6 GENERAL NOTES

- 1 7/16" INNERSEAL EXTERIOR SIDING, W/GROOVES AT 8" o.c. AND MASONITE TRIM
- 2 1/2" VINYL WRAP GYP. "CHATFIELD CLARK" COLOR: LT-812 GREY W/4" VINYL TOPSET BASE COLOR:
- 3 CARPET: "WILSHIRE" 20 oz. GLUEDOWN COLOR: MISTY GREY
- 4 SUSPENDED "DONN" T-BAR CEILING GRID W/755B FISSURED MINNABOARD
- 5 30 ga. GALVANIZED ROLL ROOF
- 6 I.D. LABEL
- 7 D.O.H. INSIGNIA

PAINT: (KELLY MOORE)
 BODY- #178 PLYMOUTH GREY
 TRIM- #174 CHARCOAL GREY

- 2'x4' LAY-IN FLUORESCENT LIGHT FIXTURE W/4 TUBES
- ⊗ EXTERIOR INCANDESCENT PORCH LIGHT, "HARRIS" #300
- Ⓢ SINGLE SWITCH IN SINGLE GANG BOX (IVORY)
- ⓈⓈⓈ TRIPLE SWITCH IN TRIPLE GANG BOX (IVORY)
- Ⓜ DUPLEX RECEPT-15 AMP (IVORY)
- ⓂⓂ DUPLEX RECEPT- 15AMP WEATHER PROOF
- Ⓜ THERMOSTAT (NON-PROGRAMMABLE)
- ⊠ 12"x12" SUPPLY AIR GRILL
- ⊠⊠ 12"x12" RETURN AIR CROSS-OVER
- ⊠⊠⊠ 24"x24" RETURN AIR CROSS-OVER
- ⊠⊠⊠ WALL MOUNTED RETURN AIR GRILLE

- 1 DOOR: 3'-0"x6'-8" RLC #1, NO WDW, BRNZ. ALUM. FRAME, GREY/GREY, W/"PDO" PASSAGE LATCH #SR125 (TULIP) AND DEADBOLT #KR116, W/DOOR CHAIN
- 2 DOOR: 6'-0"x6'-8", SLIDING GLASS DOOR, BRONZE FRAME, CLEAR GLASS, SINGLE GLAZE, W/KEYED LOCK
- 3 DOOR: 3'-0"x6'-8", LEGACY WALNUT, HC, W/BROWNTONE TIMELY FRAME AND "PDO" PASSAGE LATCH #SR126 (TULIP)
- 4 DOOR: 3'-0"x6'-8", DUTCH DOOR, LEGACY WALNUT, HC, W/BROWNTONE TIMELY FRAME AND "PDO" PRIVACY LOCK #SR176 (TULIP)

- A WINDOW: 46"x39" BRONZE FRAME, BRONZE GLASS HORIZONTAL SLIDER, W/NO COVERING
- B INTERIOR WINDOW: 72"x36" BRONZE FRAME, BRONZE GLASS HORIZONTAL SLIDER, W/NO COVERING (BOTTOM OF SILL AT 44" AFF)

3 FINISH SCHEDULE

4 ELECTRICAL AND HVAC LEGEND

5 DOOR AND WINDOW LEGEND

7 LOOSE SHIP

(24 EA.) 18" PIERS
 (72 EA.) PAOS

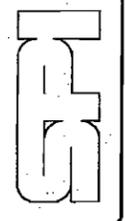
DISTRIBUTION
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 DEPT. OF HOUSING
 PROD. MANAGER
 QUALITY CONTROL
 ELECTRICAL
 PLUMBING
 FILE
 PURCHASING
 ESTIMATING/SALES
 OTHER

REVISIONS
 1.
 2.
 3.
 4.
 DRAWN BY
 TJ
 SCALE
 1/4"=1'-0"
 DATE
 03/02/94
 SERIAL NO.
 16339
 SHEET NO.
 1

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PROJECT NAME
 12'x80'
 CALIFORNIA
 YACHT CLUB

CLIENT NAME
 SCOTSMAN GROUP, INC.
 12211 GREENSTONE AVENUE
 SANTA FE SPRINGS, CA. 90670
 DRAWING TITLE
 FLOOR, ELECTRICAL AND HVAC PLANS