

**SITE PLAN REVIEW
FINDINGS
6201 Appian Way
Application No. 2018-18 (SPR18-045)
July 18, 2024**

Pursuant to Section 21.25.506 of the Zoning Regulations, the Site Plan Review Committee or the Planning Commission shall not approve a Site Plan Review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings:

1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;

The project would remodel and expand the existing private club (operated by the Long Beach Yacht Club [LBYC]) building, demolish outdoor area that consists of a pool, pool decking, and storage room; and construct a new two-story addition, pool, spas, children's pool and decking at 6201 Appian Way. Approximately 20,179 square feet of new floor area is proposed resulting in a total of 41,405 square feet of floor area for the club building. The subject site is located on the east side of Appian Way at its southern terminus on Naples Island. More specifically, the subject site is located on the southern end of Basin 4 within the Alamitos Bay Marina. The site is located within the Park (P) Zoning District and the General Plan Land Use District (LUD) No. 7, Mixed Use District, in the City's 1989 Land Use Element.¹ The site is located within the Coastal Zone within the California Coastal Commission's Original Permit Jurisdiction. Properties in this area of the Coastal Zone must obtain local entitlements from the City but obtain Coastal Development Permits directly from the California Coastal Commission. Whatever action the Planning Commission may take is subject to modification or adjustment by the California Coastal Commission.

The site is surrounded on three sides by the Alamitos Bay (northern, eastern and southern boundary) and surface parking lot to the west. It is approximately 89,571 square feet in area, measuring approximately 325 feet by 275 feet and is improved with a 22,900 square foot two-story clubhouse building, a 9,600-square-foot outdoor pool area, and gated surface parking lot with 72 vehicle parking spaces, and 46 member leased boat slips in Basin 4 of Alamitos Bay Marina. The building features several dining rooms, banquet/meeting room space, a bar totaling 48 linear feet, offices, a library, kitchen, bathrooms that include showers, outdoor areas such as exterior decks, a swimming pool and spa and a storage building.

¹ The General Plan Land Use Element was updated in 2019 and has not yet been certified as part of the City's Local Coastal Program. Therefore, the 1989 General Plan Land Use Element (1989) designation LUD No. 7 remains applicable to the project site.

The building features a large cross gable roof system with post and beam construction with large glass window and door systems that provide views of the bay. The exterior walls feature a combination of wood siding, stucco, and brick. The second floor is cantilevered forward which creates a large, covered porte cochere which is used for vehicle loading and unloading and provides a pedestrian entryway into the building. A 450-square-foot detached ancillary storage building is situated between the pool and the gated parking lot. Non-habitable storage and mechanical rooms are located beneath the pool decking.

The design of the expansion reflects the post and beam architectural style of the existing building. The new addition will match the existing building in exterior finishes and similar roof lines and building heights. Gable roof systems are repeated on all sides of the new addition which provide continuity in design. A new clerestory structure will be constructed over the existing building which will bring in natural light above the grand staircase. The exterior walls will feature horizontal wood siding and large aluminum window and sliding glass door systems which allow views of the marina. The existing cable railing will be replaced with glass railings. As conditioned, all new glass features on the building shall include bird-safe treatments, including but not limited to ultraviolet (UV) coatings, fritted/frosted glass, and limited reflectivity coefficients. The height of the expansion will not exceed the height of the existing building nor the height thresholds for the P Zoning District.

The ground floor expansion totals 15,709 square feet in area and will create an 1,841-square-foot multi-purpose room, new offices, a lower-level lobby, classrooms, bathrooms, several storage rooms, and mechanical, electrical and pool equipment rooms. The second-floor expansion will total 4,470 square feet in area and will create a pool lobby, a 2,217-square-foot multi-purpose room, bathrooms, and storage rooms. Interior modifications will expand dining room seating, create new offices, and add a new alcohol service bar totaling 53 linear feet. A 2,312-square-foot roof deck will also be added. The proposed remodel and expansion of the LBYC will result in a total expansion of 7,649 square feet of social/dining area, 4,058 square feet of multi-purpose room area, 1,347 square feet of office area, and 1,725 square feet of classroom area. The balance of the addition includes ancillary uses such as outdoor decking, lockers, bathrooms and showers and non-habitable rooms such as storage rooms, mechanical, electrical, pool equipment rooms, bathrooms.

The expansion meets all of the development standards for the P Zoning District, such as buildings shall be designed, treated and finished to blend with the open and landscaped surroundings, parking, and building height limitations. The proposed addition would be two stories in height, similar to the existing structure, and consistent with the visual projections of the masts from the sailboats in the abutting marina areas. The location of the existing yacht club at the edge of Naples Island represents a focal point for the area, but is also isolated from other development by surface parking area, bay and marina areas, and roadways. The

proposed design includes variation but is coordinated with the existing development pattern of the site. The building is harmonious, consistent and complete within itself. It is compatible in design, character and scale with the neighboring structures and community on a whole.

2. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES OR THE GENERAL PLAN;

The site is located in the General Plan Land Use District (LUD) No. 7, Mixed Use District, in the City's 1989 Land Use Element. The site is located in Area E - Naples and the Peninsula area within the City's Certified Local Coastal Program (LCP). Area E includes Naples Island, which is exclusively residential in character except for the commercial uses along Second Street, at the Colonnade, and in Naples Plaza. There are no specific design guidelines for the Naples area.

The project is on City owned land which is leased to the LBYC. The building was constructed in 1960 under Building Permit number C-3482 and it has been used as the clubhouse for the LBYC since 1960, which pre-dates the City's certified LCP. The site is developed with a two-story building, outdoor areas such as pool and decks, and a gated parking lot which provides 72 parking spaces for exclusive use by the private club.

The project would remodel and expand the existing two-story clubhouse building, demolish the existing pool, pool decking and storage building, and will construct a new pool, spa, children's pool and new decking. The new addition will match the existing building in exterior finishes and similar roof lines. As described above, the project would be complete and consistent within itself related to the design of the project.

The parking provisions for the site and expansion have been accounted for through a parking demand analysis and Transportation Demand Management (TDM) Program. The private club use is a unique land use. The zoning code does not have a minimum parking requirements for a parking ratio for a private club use. Section 21.41.219 of the Zoning Regulations allows for a parking demand study to determine parking demand for unique land uses that are not specified in the zoning code. A Parking Demand Analysis (prepared by Linscott Law and Greenspan December 15, 2023) analyzed the current parking demand for the private club and forecasts a parking demand using empirical and factual data. Based on the parking demand analysis, there is a current deficiency of parking stalls only on weekdays and days when the LBYC holds special events. The LBYC holds approximately ten (10) special events per month and ten (10) additional large sailing competition events per year.

The Parking Demand Analysis used existing demand and forecasted parking demand for the project expansion. Based on the forecasted parking demand with the proposed project and the existing parking conditions, there will be a deficiency of vehicular parking stalls on weekdays, weekends and special events. The Parking Demand Analysis forecasted parking demand for the project expansion using a 30 percent increase to account for summertime conditions for a conservative estimate. Based on the forecasted parking demand accounting for summer usage, there will be a deficiency of parking stalls on weekdays, weekends and special events.

Section 21.64 of the Zoning Regulations aims to minimize the number of peak period vehicle trips generated by additional development by promoting the use of alternative transportation would improve air quality and overall help to improve traffic patterns. To offset this parking deficiency, the LBYC proposes to utilize a Transportation Demand Management (TDM) Program. Section 21.64 of the Zoning Regulations establishes TDM initiatives to promote alternative transportation options other than dependency on personal vehicles. The LBYC has prepared a TDM Program that includes, but is not limited to, the use of boats due to the unique location of the private club and presence of public guest boat docks abutting the club. The TDM Program also includes incentives for club members to arrive and depart in personal boats, use City bike share or electric scooter programs, and use alternative forms of transportation for members, guests, and employees (golf carts, car sharing, etc.). Methods to incentivize the change in modes include establishing more golf cart parking stalls, marking a fixed pick-up area for car share services (Uber and Lyft), providing merchandise discounts for members using alternate transportation modes, provide education on the City's free shuttle service (Circuit).

The parking analysis concluded that during a non-event parking demand would total 204 and during a special event the peak parking demand would total 284 parking spaces. With the 72 parking spaces located in the gated parking lot, plus the 316 parking spaces within Basin 4 parking lot would provide adequate parking spaces to accommodate the expansion and operations. For situations where the parking demand is anticipated to be high, the LBYC holds long-term leases for additional off-site parking spaces. One lease with the Marine Bureau will allow usage of the surplus parking spaces within the Alamitos Bay Marina area (Basins 1,2,3,4, and Sea Scout) parking lots and another lease with the 2nd and PCH Shopping Center (for 75 parking spaces).

The club has a total of 94 employees: 50 are full-time employees and 44 are part-time employees. There are two daily work shifts: 8 am to 4 pm with approximately 40 employees and 2 pm to 10 pm with approximately 54 employees. A survey was recently taken to detail how members and guests would normally arrive at the site. A total of 76 percent (757) of the club members responded to the survey. The survey resulted that 24 percent of the members live within ½ mile of the club. Of those members, 19 percent prefer to walk to the club during a nonevent day and

10 percent prefer to walk to the club during a special event. Many members have boats and would prefer to take their boat to the club site especially during special events.

All construction would be located on private property. While this site predates the LCP, the site's vulnerability to sea level rise (SLR) was analyzed as part of the project. A Coastal Hazard and Sea Level Rise Study (GeoSoils, Inc dated December 19, 2023) was prepared to evaluate the impact future sea level rise on the remodeled LBYC building and facility. The document concluded that the proposed project would be designed for 75 years and based on SLR for 75 years, it is anticipated that rise would occur between two (likely) and 6-feet 6-inch (unlikely) during this horizon year.

Therefore, the building expansion is consistent with the purpose and goals of the General Plan Land Use District (LUD) No. 7, Mixed Use District, Zoning Regulations, and the LCP.

3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS POSSIBLE;

The project would remodel and expand the existing LBYC building. The project includes the demolition of existing outdoor pool and pool decking areas and a storage building (450 square feet). A new pool, children's pool, spas and decking would be constructed in the same general location of the existing pool. There are existing mature trees located on the project site, specifically located on the perimeter of the project site. No mature trees will be removed as part of this expansion project as the expansion will occur in areas that were already previously developed. As conditioned, the applicant will improve the site with new perimeter landscaping, including drought tolerant species. All construction activities are required to comply with the Migratory Bird Treaty Act (MBTA) for work in proximity to trees.

4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT;

The site is 89,571 square feet in area, measuring approximately 325 feet by 275 feet, and is improved with a 22,900 square foot two-story building, a 9,600-square-foot outdoor pool area, and gated surface parking lot with 72 vehicle parking spaces, and 46 member leased boat slips in Basin 4 of Alamitos Bay Marina. The site is owned by the City and is under the jurisdiction of the Department of Parks, Recreation, and Marine. In 1960, the City entered into a lease agreement with the Long Beach Yacht Club (LBYC) which granted use and development of the subject site.

The project would remodel and expand the existing commercial building, construct a new attached two-story multi-purpose building, demolish the existing pool and pool decking and construct a new pool. Improvements to the public right-of-way adjacent to the project include the relocation or undergrounding of utilities, required by the Zoning Regulations and conditions of approval, to offset the capital improvements to public infrastructure necessary to support the residential project. These improvements include construction of off-site improvements needed to provide full Americans with Disabilities Act (ADA) accessibility compliance within the public right-of-way adjacent to the project; removal of unused driveways and curb cuts and replacement with full-height curb, curb gutter and sidewalk; reconstruction of sidewalk, curb, and curb gutter; new street trees as needed with root barriers; and irrigation systems adjacent to the project site.

Due to the size of the development and the projected use of the site, by automobiles, bicyclists, boats, and pedestrians, an essential nexus exists for these public improvements.

5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25-1;

Table 25-1
Transportation Demand Management Ordinance Requirements

TDM Requirements	New Nonresidential Development		
	25,000+ Square Feet	50,000+ Square Feet	100,000+ Square Feet
Transportation Information Area	♦	♦	♦
Preferential carpool/vanpool parking		♦	♦
Parking designed to admit vanpools		♦	♦
Bicycle parking		♦	♦
Carpool/vanpool loading zones			♦
Efficient pedestrian access			♦
Bus stop improvements			♦

Safe bike access from street to bike parking			◆
Transit review	For all residential and nonresidential projects subject to EIR		

The project is a nonresidential project and will not propose over 25,000 square foot threshold in Table 25-1; therefore, the project is exempt from Transportation Demand Management requirements of Chapter 21.64 of the Zoning Regulations. However, the applicant has prepared a TDM Program which aims to promote alternative transportation options for LBYC members and staff and which aligns with the City's policy and goals to reduce traffic congestion, improve air quality, and create a more environmentally conscious environment. The TDM Program includes incentives for club members to arrive and depart in personal boats, use City bike share or electric scooter programs, and use alternative forms of transportation for members, guests, and employees (golf carts, car sharing, etc.). Methods to incentivize the change in modes include establishing more golf cart parking stalls, marking a fixed pick-up area for car share services (Uber and Lyft), providing merchandise discounts for members using alternate transportation modes, provide education on the City's free shuttle service (Circuit).

6. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.

The project proposes a remodel and expand the existing private club as outlined above. To facilitate the expansion, the issuance of a CUP would permit the private club land use and onsite alcohol sales that has been continuously operated at this location for 64 years

Due to the size of the expansion, the project is subject to the Green Building Standards for public and private development contained in Section 21.45.400 of the Zoning Regulations. As a condition of approval, the project will be required to obtain Leadership in Energy and Environmental Design (LEED) Silver Certification. Green buildings are designed to meet certain objectives such as protecting occupant health; using energy, water and other resources more efficiently; and reducing the overall impact to the environment. In addition to green building standards, pursuant to Section 21.45.400 of the Zoning Regulations, the remodeled parking area shall incorporate canopy trees with shade coverage or paving materials with a solar reflectance index of at least twenty-nine (29), provide onsite bicycle parking, incorporate a solar-ready roof, and provide a designated area for the collection of recyclables adjacent to the area for the collection of waste. Therefore, as conditioned, the project would be consistent with the green building standards for private and public development.

7. **THE PROJECT IS IN COMPLIANCE WITH THE HOUSING REPLACEMENT REQUIREMENTS OF SECTION 21.11.050 OF CHAPTER 21.11 (NO NET LOSS) OR SECTION 21.68.040.E OF THIS TITLE, AS APPLICABLE, AND WILL RESULT IN THE SAME OR GREATER NUMBER OF DWELLING UNITS; AND IN THE CASE OF EXISTING AFFORDABLE DWELLING UNITS, THAT THE DWELLING UNITS WILL BE REPLACED AT THE SAME OR DEEPER AFFORDABILITY LEVELS.**

The site is developed with a two-story commercial building used by the LBYC and no residential dwellings exist on site. The project proposes a remodel and expansion of the existing building and outdoor area improvements.

**CONDITIONAL USE PERMIT
FINDINGS
6201 Appian Way
Application No. 2018-18 (CUP22-027) (Private Club)
July 18, 2024**

Pursuant to Section 21.25.206 of the of the Zoning Regulations, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings along with staff analysis are presented below for consideration, adoption and incorporation into the record of proceedings:

A. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;

The project proposes a remodel to the existing 22,900 square foot building, construct a 20,179 square foot, two-story addition, demolish the existing 450 square foot storage building and outdoor improvements consisting of the demolition of a pool and pool decking and the construction of a new pool, spas, children's pool and decking used exclusively for the Long Beach Yacht Club (LBYC). The existing private club was established in 1960 prior to adoption date of the existing code regulations.

The subject site is located on the east side of Appian Way, between 2nd Street and the terminus of Appian Way located on Naples Canal. More specifically, the subject site is located on the southern end of Basin 4 within the Alamitos Bay Marina. The site is surrounded on three sides (northern, eastern and southern) by the Alamitos Bay and surface parking lot to the west. The site is located within the Park (P) Zoning District and in the General Plan Land Use District (LUD) No. 7, Mixed Use District, in the City's 1989. The site is owned by the City and has been leased exclusively to the LBYC since 1960. The site lease is extended through the year 2050.

The LBYC is a recreational and competitive sailing club which holds several world-class sailing events a year and participates in many community and charitable initiatives. LBYC runs international, national, and regional courses and certification programs for boating race officials, umpires, and judges. LBYC co-hosts the annual Olympic Classes Regatta for aspiring Olympians. The LBYC also administrates programs that promote aquatic safety, environmental responsibility, and sailing education for the community.

The site is improved with a two-story clubhouse building features several dining rooms, banquet/meeting room space, a bar totaling 48 linear feet, several offices, a library, a kitchen, and bathrooms that include showers, a swimming pool, spa,

open decking, a storage building and a gated surface parking lot with 72 parking spaces. The building is used as a social hall for club members and invited guests. The facility operates a restaurant which serves breakfast, lunch and dinner and provides a full-service bar and lounge service for members and guests. The LBYC is open from Tuesday through Sunday, 8:00 AM through 11:00 PM. The club hosts approximately 120 special events (10 per month) per year which generate approximately 150 people in attendance. The club also hosts approximately ten large sailing events (regattas and sailing competitions) per year. The facility also provides event and meeting room rentals and banquet room rentals to local community groups and club members. The office space is dedicated to supporting membership activities and organizing competitive marina and sailing, regatta events.

Compliance with the Park zoning district would entail obtaining a CUP for the private club use to allow for the expansion of the use or any structure related to the use. The P Zoning District was established to set aside and preserve publicly owned natural and open areas for active and passive public use for recreational, cultural and community service activities. These designated areas are characterized by landscaped open space, beaches or inland bodies of water similar to the areas surrounding the Alamitos Bay Marina where the subject site is located. The use, a private boating club located adjacent to the Alamitos Bay and Marina, is considered an active use for coastal recreation. The LBYC also fosters community service activities related to coastal recreation as well as provides education on environmental conservation.

The new addition will match the existing building in exterior finishes and similar roof lines. The proposed development meets the development standards for the P Zoning District. The zoning code does not have a minimum parking requirements for a parking ratio for a private club use. Section 21.41.219 of the Zoning Regulations allows for a parking demand study to determine parking demand for unique land uses that are not specified in the code. A Parking Demand Analysis (prepared by Linscott Law and Greenspan December 15, 2023) analyzed the current parking demand for the private club and forecasts a parking demand using empirical and factual data. For the special event day, the forecasted peak parking demand was 284 parking spaces. Based on the forecasted parking demand accounting for summer usage, there will be a deficiency of parking stalls on weekdays, weekends and special events.

To help offset this parking deficiency, the yacht club proposes to utilize a Transportation Demand Management (TDM) Program. The LBYC has prepared a TDM Program to maximize the utilization of alternative transportation measures, including but not limited to the use of boats due to the unique location of the private club and presence of public guest boat docks abutting the club. The TDM Program includes incentives for club members to arrive and depart in personal boats, use City bike share or electric scooter programs, and use alternative forms of transportation for members, guests, and employees (golf carts, car sharing, etc.).

Methods to incentivize the change in modes include establishing more golf cart parking stalls, marking a fixed pick-up area for car share services (Uber and Lyft), providing merchandise discounts for members using alternate transportation modes, provide education on the City's free shuttle service (Circuit).

The parking analysis concluded that during a non-event parking demand would total 204 and during a special event the peak parking demand for the LBYC plus Basin 4 marina users would total 284 parking spaces. With the 72 parking spaces located in the gated parking lot, plus the 316 parking spaces within Basin 4 parking lot would provide adequate parking spaces to accommodate the LBYC expansion parking demand. For situations where the parking demand is anticipated to be high, the LBYC has entered long term leases for additional off-site parking spaces. One lease with the Long Beach Marine Bureau will allow usage of the surplus parking spaces within the Alamitos Bay Marina area (Basins 1,2,3,4, and Sea Scout) parking lots and another lease with the 2nd and PCH Shopping Center (for 75 parking spaces).

With the current club members' usage of alternative transportation other than reliance on personal vehicles and the TDM plan to reduce reliance on daily vehicle trips, it is anticipated that the parking supply will support the parking demand.

The site is in Area E - Naples and the Peninsula area within the City's Certified Local Coastal Program (LCP). Area E includes Naples Island, which is exclusively residential in character except for the commercial uses along Second Street, at the Colonnade, and in Naples Plaza. There are no specific design guidelines for the Naples area. The existing private club use was established in 1960 and it has been used as the clubhouse for the LBYC since 1960, which pre-dates the City's certified LCP. Furthermore, the location of the site and use in Alamitos Bay Marina has a direct relation to the coastal dependent uses that the LBYC facilitates, including the leased boat slips in Basin 4. The parking provisions for the site and expansion have been accounted for through a parking demand analysis and TDM Program to ensure access to coastal areas. Furthermore, all construction would be located on private property. While this site predates the LCP, the site's vulnerability to sea level rise (SLR) was analyzed as part of the project. A Coastal Hazard and Sea Level Rise Study (GeoSoils, Inc dated December 19, 2023) was prepared to evaluate the impact future sea level rise on the remodeled LBYC building and facility. The document concluded that the proposed project would be designed for 75 years and based on SLR for 75 years, it is anticipated that rise would occur between two-feet (likely) and 6-feet 6-inch (unlikely) during this horizon year. The existing use is a coastal dependent use that would be safe from projected SLR conditions. As conditioned, the site design would incorporate bird-safe features into the building design, install landscaping, use proper best management practices, and include TDM strategies to ensure the operation of the site continue to facilitate access to the coast for visitors and for members of the LBYC. The LBYC provides a public benefit to the Long Beach community, as the LBYC promotes aquatic safety, environmental responsibility, and sailing education for Long Beach's diverse community.

Therefore, the remodel and expansion of the LBYC building and the issuance of the Conditional Use Permit for the private club would meet all zoning requirements for the P Zoning District and provisions of the LCP.

B. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE;

The site is located in the City's 1989, General Plan Land Use District (LUD) No. 7, Mixed Use District. The Mixed-Use District was intended to allow a mix of uses in areas that are compatible or similar land uses. One example is recreational facilities near marinas. The subject site is located on the east side of Appian Way at the terminus of Appian Way located on Naples Canal. More specifically, the subject site is located on the southern end of Basin 4 within the Alamitos Bay Marina. The site is surrounded on three sides (northern, eastern and southern) by the Alamitos Bay and surface parking lot on one side. The site is owned by the City and has been leased exclusively to the LBYC since 1960. The site lease is extended through the year 2050.

The project proposes a remodel and expansion of the existing LBYC. To facilitate the expansion, the issuance of a CUP would permit the private club land use that have been continuously operated at this location for 64 years. The LBYC facility (building and outdoor space) is used as a social hall for the members and guests. The facility serves breakfast, lunch and dinner, and offers a full-service bar on the second floor totaling 48 lineal feet and lounge service for the members and invited guests, which operates from Tuesday through Sunday, 8:00 AM through 11:00 PM. The club is closed on Mondays unless a special event is scheduled. The club hosts 120 special events (10 per month) per year which generate approximately 150 people in attendance. The LBYC also hosts approximately ten large sailing events (regattas and sailing competitions) per year. The facility provides event and meeting room rentals and banquet room rentals to local community groups and club members. The office space is dedicated to supporting membership activities and organizing competitive marina and sailing, regatta events.

As the club has been operating for the past 64 years and the lease agreements have been extended several times now and they have demonstrated that they are good leaseholders and responsible business owners. The private club contributes to the community at large and promote conservation and water safety through educational programs and sailing classes. As such, the operation of a private club and the building remodel and expansion would not be detrimental to the surrounding community, or be detrimental to the public health, safety, or general welfare, environmental quality or quality of life. The proposed use, as conditioned, would not be detrimental to the surrounding community.

C. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USE, ASSISTED IN CHAPTER 21.52;

In addition to the above findings, Section 21.52.610 states that the following Conditions shall apply to all uses located in the Park Zoning District. Prior to the granting of a Conditional Use Permit for uses in the Park District, the following findings shall be made by the appropriate body.

A. THE USE IS CONSISTENT WITH THE INTENT OF THE PARK DISTRICT, THE GENERAL PLAN, THE LOCAL COASTAL PROGRAM, AND ANY APPLICABLE SPECIFIC PLAN;

The LBYC is located in the Park Zoning District and General Plan Land Use District (LUD) No. 7, Mixed Use District, in the City's 1989. The subject site is located in Area E – Naples and the Peninsula of the LCP. The subject site has operated as a private club since 1960, which predates the certification of the LCP.

The LBYC is a recreational and competitive sailing club which holds several world-class sailing events a year and participates in many community and charitable initiatives. LBYC runs international, national, and regional courses and certification programs for boating race officials, umpires, and judges. LBYC co-hosts the annual Olympic Classes Regatta for aspiring Olympians. The LBYC also administers programs that promote aquatic safety, environmental responsibility, and sailing education for the community. The LBYC facility (building and outdoor space) is used as a social hall for the members and guests. The facility serves breakfast, lunch and dinner, and offers a full-service bar totaling 48 lineal feet and lounge service for the members and invited guests, which operates from Tuesday through Sunday, 8:00 AM through 11:00 PM.

The Park zoning district was established to set aside and preserve publicly owned natural and open areas for active and passive public use for recreational, cultural and community service activities. These designated areas are characterized by landscaped open space, beaches or inland bodies of water similar to the areas surrounding the Alamitos Bay Marina where the subject site is located. The use, a private boating club located adjacent to the Alamitos Bay and Marina is considered an active use for water recreation. The LBYC also fosters community service activities related to water recreation as well as provides education on environmental conservation.

Therefore, the use, a private boating club is consistent with the General Plan designation of Mixed Use, the Park zoning district and the Local Coastal Program which promotes recreational land uses such as the LBYC.

B. THE USE DOES NOT PERMANENTLY REMOVE OR IMPINGE UPON ANY SIGNIFICANT PUBLIC OPEN SPACE OR IMPEDE PUBLIC ACCESS THERETO;

The private club, the LBYC, site does not remove or impinge upon any public open space or impede public access. The LBYC has operated in this location for 64 years when they were granted a lease to occupy the site in 1960. The subject site maintains a public walkway around the perimeter of the site. This walkway would not be modified or blocked as part of this project. As conditioned, a construction management plan would be prepared to ensure public access is maintained during construction. The LBYC has rights to occupy the site for their private boating club and the remodel and expansion building areas will be contained within the lease area. Therefore, the project would not change public access to the site.

C. FOR COMMERCIAL RECREATION USES, THE USE PROVIDES A NEEDED PUBLIC RECREATION SERVICE WHICH OTHERWISE WOULD NOT BE AVAILABLE TO THE PUBLIC; AND

The LBYC is a recreational and competitive sailing club which holds several world-class sailing events a year and participates in many community and charitable initiatives. The LBYC is not a commercial recreational use as the existing and expanded use is a private club.

D. FOR COMMERCIAL RECREATION USES, THE USE CANNOT REASONABLY BE LOCATED TO PROVIDE COMPARABLE PUBLIC RECREATION SERVICE ON PRIVATE LAND APPROPRIATELY ZONED FOR SUCH USE.

The LBYC is not a commercial recreational use as the existing and expanded use is a private club.

D. THE RELATED DEVELOPMENT APPROVAL, IF APPLICABLE, IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.

Due to the size of the expansion, the project is subject to the Green Building Standards for public and private development contained in Section 21.45.400 of the Zoning Regulations. As a condition of approval, the project will be required to obtain Leadership in Energy and Environmental Design (LEED) Silver Certification. Green buildings are designed to meet certain objectives such as protecting occupant health; using energy, water and other resources more efficiently; and reducing the overall impact to the environment. In addition to green building standards, pursuant to Section 21.45.400 of the Zoning Regulations, the remodeled parking area shall incorporate canopy trees with shade coverage or paving materials with a solar reflectance index of at least twenty-nine (29), provide

onsite bicycle parking, incorporate a solar-ready roof, and provide a designated area for the collection of recyclables adjacent to the area for the collection of waste. Therefore, as conditioned, the project would be consistent with the green building standards for private and public development.

**CONDITIONAL USE PERMIT
FINDINGS
6201 Appian Way
Application No. 2018-18 (CUP22-028) (Alcohol)
July 18, 2024**

Pursuant to Section 21.25.206 of the of the Zoning Regulations, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings along with staff analysis are presented below for consideration, adoption and incorporation into the record of proceedings:

A. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;

The project consists of an expansion of the on-site service of alcohol beverages in conjunction with a private boating club that has been operating on the subject site since 1960. The subject site is located on the east side of Appian Way, between 2nd Street and the terminus of Appian Way located on Naples Canal. More specifically, the subject site is located on the southern end of Basin 4 within the Alamitos Bay Marina. The site is located within the Park (P) Zoning District and the General Plan Land Use District (LUD) No. 7, Mixed Use District, in the City's 1989. The site is located within the State Coastal Commission Jurisdiction for Coastal areas.

A lease from the City of Long Beach (property owner) allowed the use and development of the site in 1960 for the Long Beach Yacht Club (LBYC). The LBYC has been operating on the subject site for 64 years. The LBYC is a recreational and competitive sailing club which holds several world-class sailing events a year and participates in many community and charitable initiatives. The lease is currently approved through the year 2050.

The site is developed with a 22,900 square foot, two-story commercial building which features several dining rooms, banquet/meeting room space, a bar totaling 48 lineal feet, several offices, a library, a kitchen, and bathrooms that include showers. The site is also improved with a swimming pool, spa, a storage building and a gated surface parking lot with 72 parking spaces.

The LBYC is proposing to remodel and expand the building which includes the addition of a new bar totaling 53 linear feet, dining space and a multi-purpose attached building. Compliance with Park zoning district development standards would be required for the building expansion and alcohol sales use. Alcohol sales (service) located in Park zoning districts require the approval of a CUP. LBYC was established prior to the CUP requirement and is now requesting approval. The club currently holds a Type 51- Club license (License No. 43544) which was originally

issued by the Alcohol Beverage Control (ABC) on January 1, 1994. In conjunction to the building expansion and the addition of a bar, a CUP has been requested to permit to all service of the alcoholic beverages in conjunction with the private club.

The commercial building is used as a social hall for club members and guests and the building provides event and meeting room rentals and banquet room rentals to the community and members. The facility serves breakfast, lunch and dinner, and offers a full-service bar and lounge service for members and guests only. Alcohol sales is ancillary to the food service provided to members and guests. The LBYC is open from Tuesday through Sunday, 8:00 AM through 11:00 PM. The club is closed on Mondays unless a special event is scheduled.

The P Zoning District was established to preserve publicly owned natural and open areas for active and passive public use for recreational, cultural and community service activities. The site is privately used, however the LBYC hosts many community events, promote sailing education, water safety and environmental conservation.

The site is in Area E - Naples and the Peninsula area within the City's Certified Local Coastal Program (LCP). Area E includes Naples Island, which is exclusively residential in character except for the commercial uses along Second Street, at the Colonnade, and in Naples Plaza. There are no specific design guidelines for the Naples area. The existing private club use was established in 1960 and it has been used as the clubhouse for the LBYC since 1960, which pre-dates the City's certified LCP. Furthermore, the location of the site and use in Alamitos Bay Marina has a direct relation to the coastal dependent uses that the LBYC facilitates, including the leased boat slips in Basin 4. The parking provisions for the site and expansion have been accounted for through a parking demand analysis and TDM Program to ensure access to coastal areas. Furthermore, all construction would be located on private property. While this site predates the LCP, the site's vulnerability to sea level rise (SLR) was analyzed as part of the project. A Coastal Hazard and Sea Level Rise Study (GeoSoils, Inc dated December 19, 2023) was prepared to evaluate the impact future sea level rise on the remodeled LBYC building and facility. The document concluded that the proposed project would be designed for 75 years and based on SLR for 75 years, it is anticipated that rise would occur between two-feet (likely) and 6-feet 6-inch (unlikely) during this horizon year. The existing use is a coastal dependent use that would be safe from projected SLR conditions. As conditioned, the site design would incorporate bird-safe features into the building design, install landscaping, use proper best management practices, and include TDM strategies to ensure the operation of the site continue to facilitate access to the coast for visitors and for members of the LBYC. The LBYC provides a public benefit to the Long Beach community, as the LBYC promotes aquatic safety, environmental responsibility, and sailing education for Long Beach's diverse community.

As the club has been operating for the past 64 years and the lease agreements have been extended several times now, staff has determined that the issuance of a CUP will not cause substantial adverse effects on the neighboring land uses or the community at large. No specific plan applies to the subject site, however, the site within the Local Coastal Program area. The site is located within the State Coastal Commission Jurisdiction and as such requires a State Coastal Permit for building expansion.

B. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE;

The service of the alcoholic beverages in conjunction with the private club is ancillary to the operations of the private boating club. The LBYC primarily functions as a recreational and competitive sailing club. They hold several world-class sailing events a year and participates in many community and charitable initiatives. LBYC runs international, national, and regional courses and certification programs for boating race officials, umpires, and judges and hosts the annual Olympic Classes Regatta for aspiring Olympians. The LBYC also administers programs that promote aquatic safety, environmental responsibility, and sailing education for the community. The LBYC regularly partners with philanthropic organizations and participates in beach cleanups, food drives, bake sales, and other charitable fundraising. The clubhouse building is used as a social hall for club members and guests and the building provides event and meeting room rentals and banquet room rentals to the community and members. The facility serves breakfast, lunch and dinner, and offers a full-service bar and lounge service for members and guests only. Alcohol sales are ancillary to the food service provided to members and guests.

The LBYC is open from Tuesday through Sunday, 8:00 AM through 11:00 PM. As conditioned, the site will be equipped with a surveillance system, which will include interior and exterior cameras to deter criminal activity and promote safety. The proposed use, as conditioned, would not be detrimental to the surrounding community.

C. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USE, ASSISTED IN CHAPTER 21.52;

In addition to the above findings, Section 21.52.201 states that the following Conditions shall apply to all Alcoholic Beverages sales uses requiring a Conditional Use Permit unless findings can be made to waive these requirements:

A. THE BUSINESS OPERATOR SHALL PROVIDE PARKING FOR THE USE EQUIVALENT TO THE PARKING REQUIRED FOR NEW CONSTRUCTION REGARDLESS OF THE PREVIOUS USE AS TO LEGAL NONCONFORMING RIGHTS.

Approximately 20,179 square feet of new floor area is proposed to the existing commercial building that is operated by the LBYC. A total of 14,779 square feet of habitable area is proposed. The balance of the addition includes ancillary use, such as lockers, bathrooms and showers and non-habitable rooms such as storage rooms, mechanical, electrical, pool equipment rooms, bathrooms, areas which do not generate direct parking demands.

The lease grants 72 parking spaces inside a gated parking lot that is exclusive for yacht club members, which will remain. Basin 4 provides a total of 316 parking spaces that are shared with the general public and boat owners who hold parking permits from the Marine Bureau. The Long Beach Yacht Club has 46 members that have been granted parking permits (which allow up to four cars) for Basin 4. Subsequently, the Yacht Club members have a total of 118 (72 and 46) available parking spaces for their use.

A Parking Demand Analysis (prepared by Linscott Law and Greenspan December 15, 2023) analyzed the current parking demand for the Yacht Club and forecasted the parking demand with the project expansion. Based on the forecasted parking demand with the proposed project, there will be a deficiency of parking stalls. To help offset this parking deficiency, the yacht club proposes to utilize a Transportation Demand Management (TDM) Program. The LBYC proposes to utilize alternative transportation measures such as arriving and departing in personal boats, engaging in bike sharing and electric scooter programs, encouraging alternative forms of transportation for members and guests and employees through new programs and incentives such as increasing golf cart parking stalls, identifying a fixed pick up area for car shares (Uber and Lift), providing merchandise discounts for members using car shares, provide education on the City's free shuttle service, The Circuit, which operates on Fridays and Saturdays.

For situations where the parking demand is anticipated to be high, the LBYC has entered long term leases for additional off-site parking spaces. One lease with the Marine Bureau will allow usage of the surplus parking spaces within the Alamitos Bay area (Basins 1,2,3,4, and Sea Scout) parking lots and another lease with the 2nd and PCH Shopping Center (for 75 parking spaces). The parking analysis concluded that during a non-event parking demand would total 204 and during a special event the peak parking demand for the LBYC plus Basin 4 marina users would total 284 parking spaces. With the 72 parking spaces located in the gated parking lot, plus the 316 parking spaces within Basin 4 would provide adequate parking spaces to accommodate the LBYC expansion. Therefore, with the proposed TDM measures the expansion would not exacerbate parking conditions.

B. THE BUSINESS OPERATOR SHALL PROVIDE NIGHT LIGHTING AND OTHER SECURITY MEASURES TO THE SATISFACTION OF THE CHIEF OF POLICE.

The Long Beach Police Department (LBPD) reviewed the proposed CUP and conditions of approval have been included pertaining to site lighting and security. The LBPD had no objections to the request as the project site.

LBYC is open from Tuesday through Sunday, 8:00 am through 11:00 pm. The LBYC has operated in this location for the past 64 years and has shown to be responsible business owns and operators. In contrast to public establishments, the service of alcohol onsite would be limited to LBYC members and guests. The service of alcohol at the existing private club has not resulted in calls for service as noted by the LBPD.

The site will be equipped with a surveillance system, which will include security cameras along the interior and exterior of the site to deter criminal activity and promote safety. The proposed use as conditioned would not be detrimental to the community.

C. THE BUSINESS OPERATOR SHALL PREVENT LOITERING OR OTHER ACTIVITY IN THE PARKING LOT THAT WOULD BE A NUISANCE TO ADJACENT USES AND/OR RESIDENTIAL NEIGHBORHOODS.

The proposed use is a private club with the service of alcohol to members and guests. Conditions of Approval have been included to require the operator to prevent loitering and other related nuisances to nearby residences by requiring the installation of urban etiquette signage in the LBYC parking areas and by requiring the staff to inspect the parking lot areas prior to closing.

D. THE USE SHALL NOT BE IN A REPORTING DISTRICT WITH MORE THAN THE RECOMMENDED MAXIMUM CONCENTRATION OF THE APPLICABLE ON OR OFF PREMISE SALES USE, AS RECOMMENDED BY THE STATE OF CALIFORNIA ALCOHOLIC BEVERAGE CONTROL BOARD, NOR WITH A HIGH CRIME RATE AS REPORTED BY THE LONG BEACH POLICE DEPARTMENT, EXCEPT: (1) LOCATIONS IN THE GREATER DOWNTOWN AREA; OR (2) STORES OF MORE THAN 20,000 SQUARE FEET OF FLOOR AREA, AND ALSO PROVIDING FRESH FRUIT, VEGETABLES, AND MEAT, IN ADDITION TO CANNED GOODS.

In consideration of a CUP application for the sale of alcoholic beverages, staff evaluated the number existing alcohol licenses in the subject Census Tract, as well as the number of reported crimes in the subject Police Reporting District. Section 21.52.201 of the Zoning Regulations requires

that the use shall not be permitted in a reporting district with an over-concentration of alcohol sales, as recommended by the California Department of Alcoholic Beverage Control (ABC), and that the use shall not be permitted in a reporting district with a high crime rate, as reported by the LBPd. Pursuant to 21.52.100 of the Zoning Regulations, conditions shall be imposed unless findings of fact can be made to provide relief from the condition.

The project consists of a remodel and expansion of the existing private club building used by the LBYC. The LBYC facility (building and outdoor space) is used as a social hall for the members and guests. The facility serves breakfast, lunch and dinner, and offers a full-service bar and lounge service for the members and invited guests. The club currently holds a Type 51 - Club license (License No. 43544) which was originally issued by the Alcohol Beverage Control (ABC) on January 1, 1994. The LBYC currently maintains one full-service bar (48 linear feet). The project proposes to enlarge the overall building and will add one additional full-service bar (53 linear feet). The sale of alcohol in the P Zoning District requires the granting of a CUP. The club became legal non-conforming due to previous updates in the Zoning Regulations which now require a CUP for alcohol sales. To facilitate the building expansion and interior remodel to expand bar areas, the applicant is seeking approval of a CUP for onsite alcohol beverage sales. The completed project would maintain two full-service bars totaling 101 linear feet. No change in ABC license is requested under this permit. There would be no change to the LBYC alcohol and food service hours, which would continue to operate Tuesday through Sunday, 8:00 am through 11:00 pm.

According to the ABC License Report, the subject property is within Census Tract 5775.01, which allows for a maximum of three (3) on-site alcohol licenses. There are currently 20 licenses for on-premises sales within this Census Tract, including the existing ABC license. The existing licenses in this tract are located along 2nd Street where many restaurants and bars are located along the commercial corridor. As no additional license is requested under this CUP request, therefore, the granting of the CUP would not contribute further to the over-concentration of on-site sales within the census tract.

The LBPd has also reviewed the CUP request for this location and has provided crime statistics for analysis of this request. The site is located within LBPd Reporting District 623 in the East Division. Reported crimes in this district for ABC purposes is 75. Pursuant to Section 21.15.1338 of the Zoning Regulations, "high crime" means crime rate in a crime reporting district that is 20 percent above the City-wide average for all crimes. The City-wide average for all crime is 55.04, therefore, the threshold for high crime is 66. This district is considered a high crime district (based on 2022

LBPD statistics). The LBYC has operated in this location for the past 64 years and have not resulted in calls for service for negligence in operations. The lease for the site has been extended several times since 1960 which further demonstrates continued compliance with city codes and regulations. The LBYC has demonstrated they are responsible business operators and are an asset to the community. Conditions of approval have been included related to lighting, signage, employee training to ensure the safe and responsible operation of the private club use with alcohol service. For these reasons, the LBPD has reviewed the CUP request and have no objection to its approval.

E. THE USE SHALL NOT BE LOCATED WITHIN 500 FEET OF A PUBLIC SCHOOL OR PUBLIC PARK, EXCEPT: (1) LOCATIONS IN THE GREATER DOWNTOWN AREA; OR (2) STORES OF MORE THAN 200,000 SQUARE FEET OF FLOOR AREA, AND ALSO PROVIDING FRESH FRUIT, VEGETABLES, AND MEAT IN ADDITION TO CANNED GOODS.

The subject site is not located within 500 feet of a public school nor a public park. The nearest public school (Naples Elementary School) is located approximately 3,500 feet from the site and the nearest park (Overlook Park and Naples Plaza Park) are located approximately 900 feet from the site.

D. The related development approval, if applicable, is consistent with the green building standards for public and private development, as listed in Section 21.45.400.

Due to the size of the expansion, the project is subject to the Green Building Standards for public and private development contained in Section 21.45.400 of the Zoning Regulations. As a condition of approval, the project will be required to obtain Leadership in Energy and Environmental Design (LEED) Silver Certification. Green buildings are designed to meet certain objectives such as protecting occupant health; using energy, water and other resources more efficiently; and reducing the overall impact to the environment. In addition to green building standards, pursuant to Section 21.45.400 of the Zoning Regulations, the remodeled parking area shall incorporate canopy trees with shade coverage or paving materials with a solar reflectance index of at least twenty-nine (29), provide onsite bicycle parking, incorporate a solar-ready roof, and provide a designated area for the collection of recyclables adjacent to the area for the collection of waste. Therefore, as conditioned, the project would be consistent with the green building standards for private and public development.