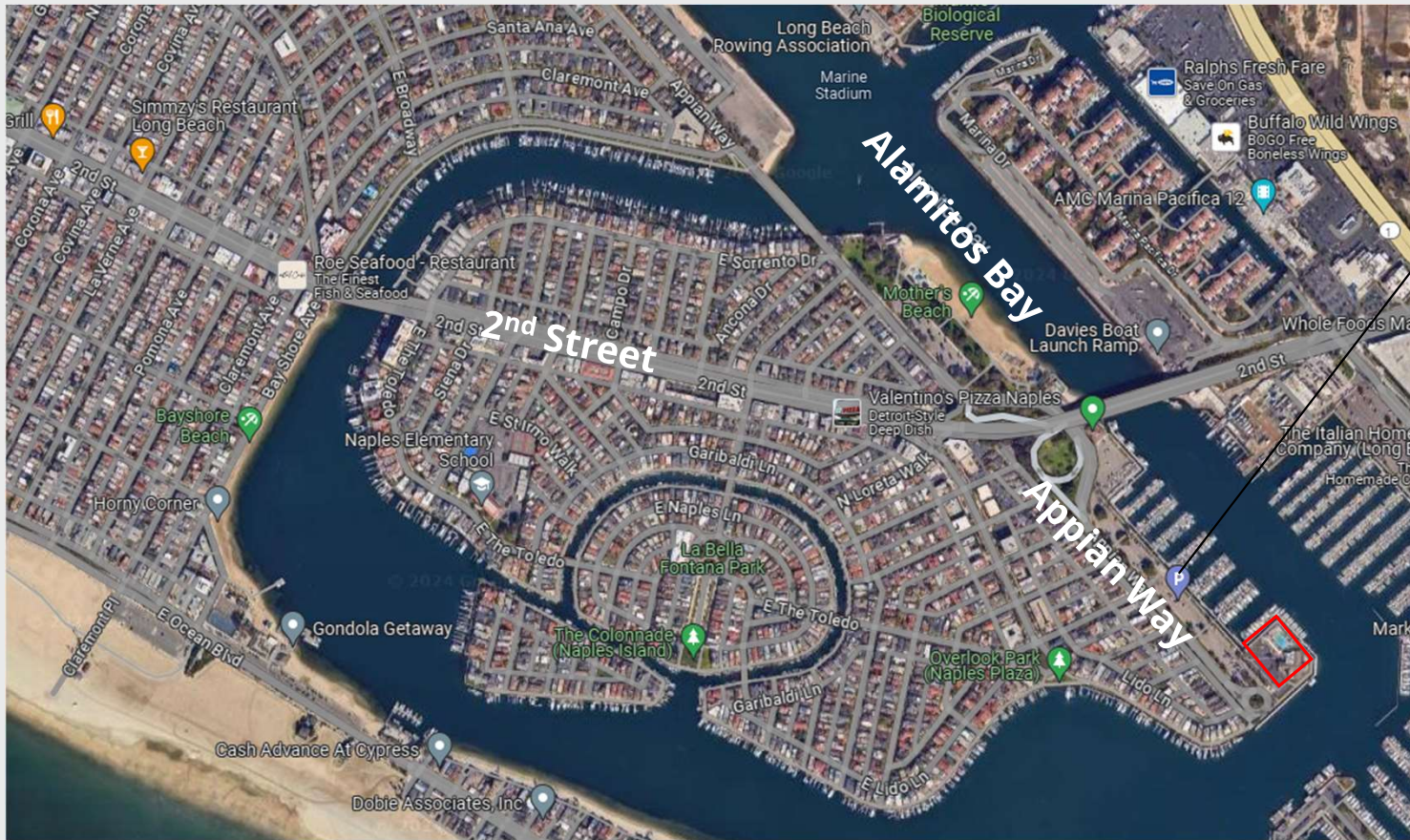


Planning Commission

July 18, 2024

**6201 East Appian Way
Site Plan Review, Conditional Use Permit and Conditional Use Permit
Application Number 2108-18 (SPR18-045, CUP22-027, CUP22-028)**

Vicinity Map



Basin 4 Parking Lot

Project Site

Project Location



Zoning

Park (P) Zoning District

Coastal Zone

State Jurisdiction

Site Area

89,571 square feet

Current Development

Private Club building

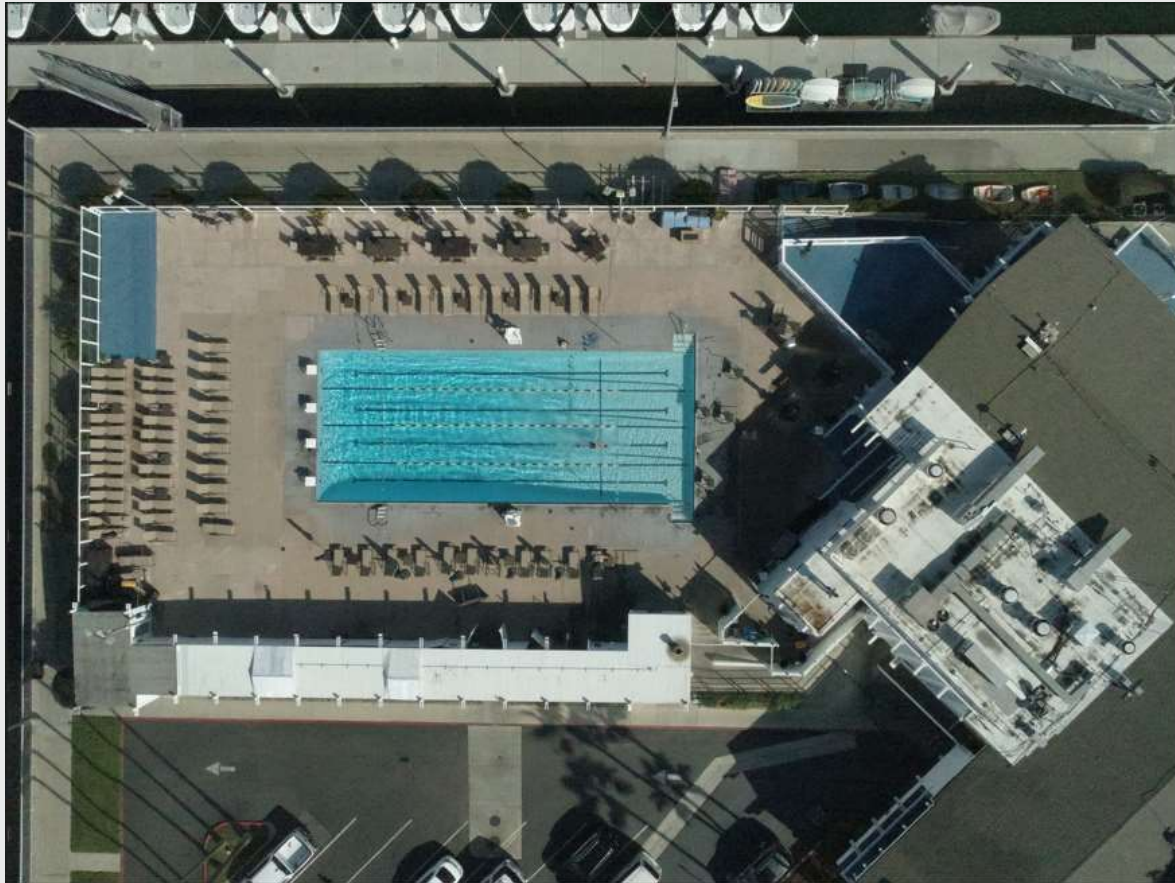
General Plan (1989)

Land Use District No. 7 (Mixed Uses)

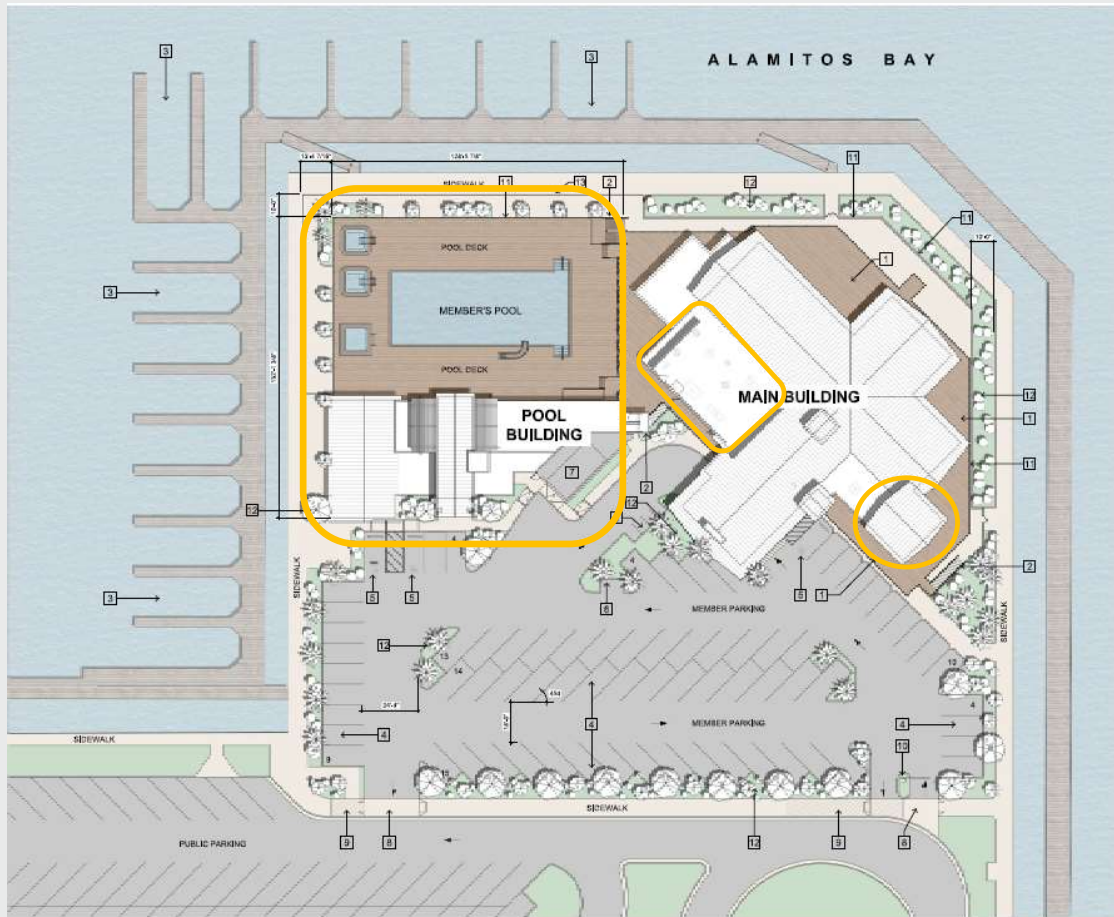
Existing Site Photos



Aerial View



Proposed Project



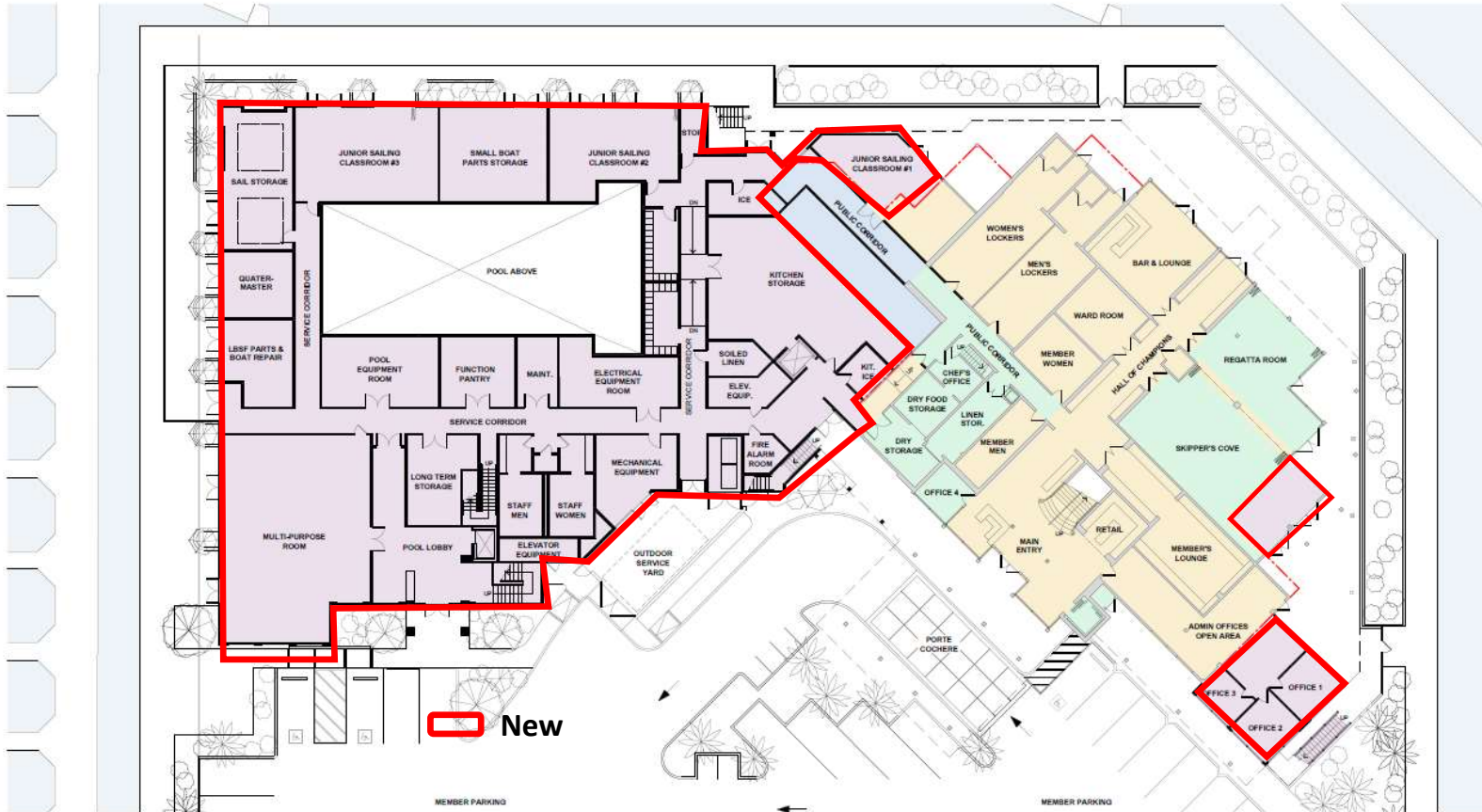
Scope of Work

- Remodel the existing two-story building
- Construct two-story 20,179 square foot addition
- Demolish the existing pool and decking totaling 9,600 square feet of area
- Construct a new pool, two spas, a small children's splash pool and new pool decking in the same area
- Required Approvals:
 - **SPR** - Addition and Remodel
 - **CUP** - Legalize Alcohol Sales
 - **CUP** - Legalize Private Club

Rendering – Site Plan Review



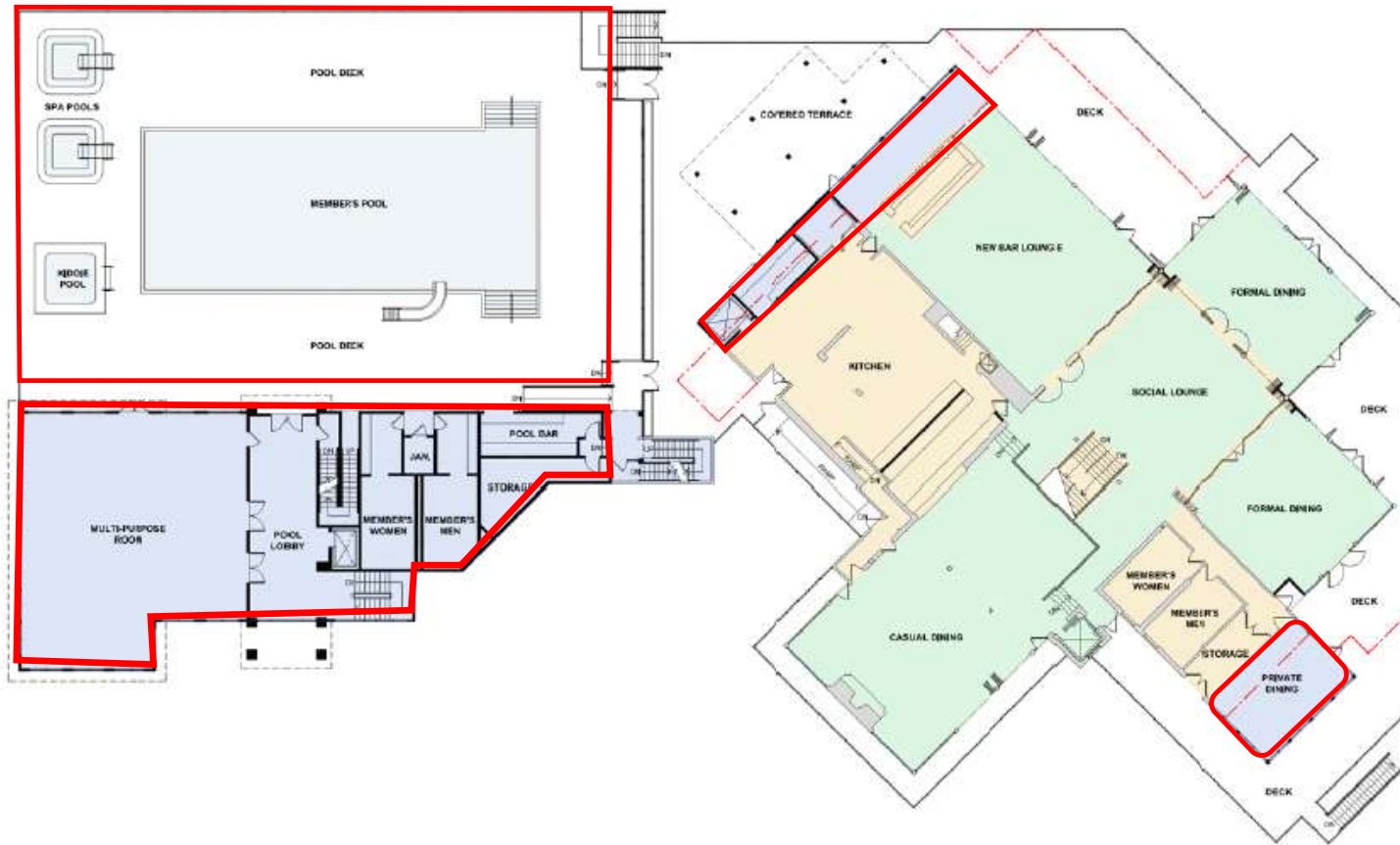
First Floor Plan



Scope of Work

- Additions to Main Building
- Pool and Deck to be raised to allow new square footage beneath

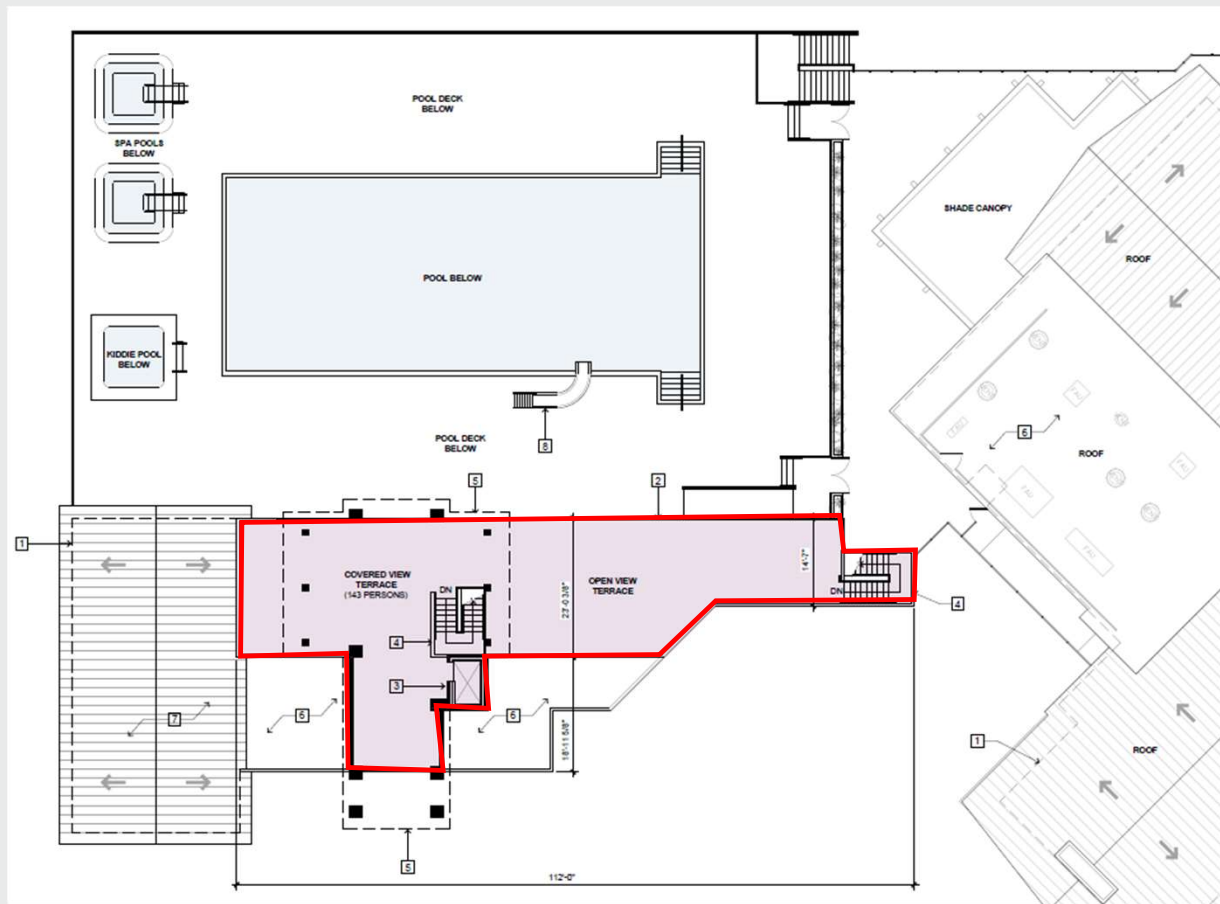
Second Floor Plan



Scope of Work

- Additions to main building
- New multi-purpose room
- Raise pool and deck to accommodate new area below

Roof Deck



Elevations



Parking

Existing Parking Supply

- 72 parking spaces inside a gated parking lot that is exclusive for LBYC members
- 118 parking spaces from Marina Parking - Permits for Boat Owners
- 316 parking spaces in the Basin 4 parking lot

Table 1: Parking Demand Analysis

	Vehicle Parking Capacity	Existing Demand	Proposed Project Demand	Proposed Demand (+30%)
Weekday				
Non-Event Day	72	76	143	204
Event Day	72	145	246	284
Weekend				
Non-Event Day	72	66	132	220
Event Day	72	unknown	155	284



Entrance

Transportation Demand Management Plan

- Encourage Boat Use – Obtain permits for additional boat parking on the long dock for special events from the Marine Bureau.
- Install public bicycle racks for Bike Share Program.
- Offer discounted Bikeshare and Electric Scooter Program memberships for employees and provide secured bike and scooter parking.
- Install dedicated bike/scooter parking area.
- Provide incentives to encourage employees to ride personal bikes to work.
- Long Beach Transit discounted bus fares and passes to qualifying employees.
- Offer subsidized transit passes will be provided to employees.
- Arrange shift schedules to facilitate carpooling.
- Host "Alternative Transit Day" for members and employees.
- Encourage usage of the Circuit on-demand rideshare servicing the Alamitos Bay and Belmont Shore.
- Provide dedicated area for ridesharing pick up and drop off areas such as "Lyft", "Uber" and "the Rideshare Company"
- Update website to provide information related to using transit or ridesharing services to and from the site.
- Support continuation of the existing bike lanes on Appian Way and surrounding streets near the club.

Conditional Use Permits

Land Use

- Private Club
 - Existing Private Club founded in 1920
 - 1st Club on the Water 1936
 - Established on this site 1961 through City lease
 - Current lease through 2050

Current Zoning – Park Zoning District

- Use requires CUP

No CUP on file

- Expansion requires issuance of CUP

Alcohol Sales

- Existing Type 51 ABC License – Club
- Original ABC Issue date: January 1, 1994

Type 51 - Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. No off-sale privileges. Food service is not required. Minors are allowed on the premises

Alcohol Sales requires issuance of CUP

- No CUP on file
- Expansion and proposed new bar requires issuance of CUP

Conditions of Approval

- Limit Hours of Operation from Tuesday through Sunday, 8:00 am through 11:00 pm. The club would be closed on generally on Mondays
- Restrict bar size to existing bar 48 linear foot bar and new bar 53 linear foot bar
- Provide alcohol training for all employees
- Require LBYC to submit a Special Event Plan yearly
- Implement Transportation Demand Management (TDM) Plan
- Install lighting and landscape with bird-safe designs
- Post and maintain urban etiquette signage
- Install Public Access Signage on public walkways
- Any expansion of approved alcohol sales areas or building modifications require Modification to Approved Permit

Findings

Consistent with General Plan and Zoning District and Local Coastal Program

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, LCP Area E – Naples Island LBYC is a recreational and competitive sailing club which is an active recreational coastal dependent land use

Protection of Trees

No mature trees will be removed

Nexus for Public Improvements

Improvements include installing wayfinding signage for public walkways

Transportation Demand Management Plan Implementation

TDM Plan for Multimodal transportation (biking, scooter, ride share, carpooling, boat transport)

Over Concentration and High Crime

No additional license is requested, and alcohol sales are ancillary to the food service provided to members and guests
Hours of operation Tuesday through Sunday, 8:00 am through 11:00 pm. The club would be closed on generally on Mondays

Parking

Parking Study provided. Parking located in gated private lot, Basin 4 Marina parking lot and off site for overflow parking during special events

Distance from Parks and Schools

Nearest public school (Naples Elementary School) 3,500 feet from the site and the nearest park (Overlook Park and Naples Plaza Park) 900 feet from the site

Green Building Standards Implementation

As conditioned

CEQA and Noticing

CEQA:

The project qualifies for a categorical exemption under the following exemption under the California Environmental Quality Act (CEQA):

Section 15301 (Existing Facilities) and Section 15302 (Replacement or Reconstruction)

Noticing:

Noticing of the hearing was completed in accordance with Section 21.21 of the Municipal Code.

- A total of 966 notices of public hearing were distributed within a 1,000-foot radius from the project site and to those requesting notification.

Recommendation

Accept Categorical Exemption CE-18-190; and

Approve a Site Plan Review (SPR18-045) for the remodel and expansion of an existing private club building (20,179 square feet of habitable and non-habitable areas) and outdoor areas (operated by the Long Beach Yacht Club) in conjunction with a Conditional Use Permit (CUP22-027) for operation of a private club and a Conditional Use Permit (CUP22-028) for the expansion of onsite service of alcoholic beverages (License Type 51 – Club) located at 6201 Appian Way within the Park (P) Zoning District. (District 3)



Thank you

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