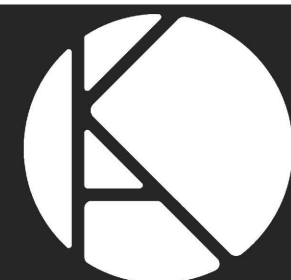


# Remodel & Building Addition To The Long Beach Yacht Club

## City of Long Beach Site Plan Review

July 12, 2022

Revised: June 7, 2023



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**Remodel & Building Addition**

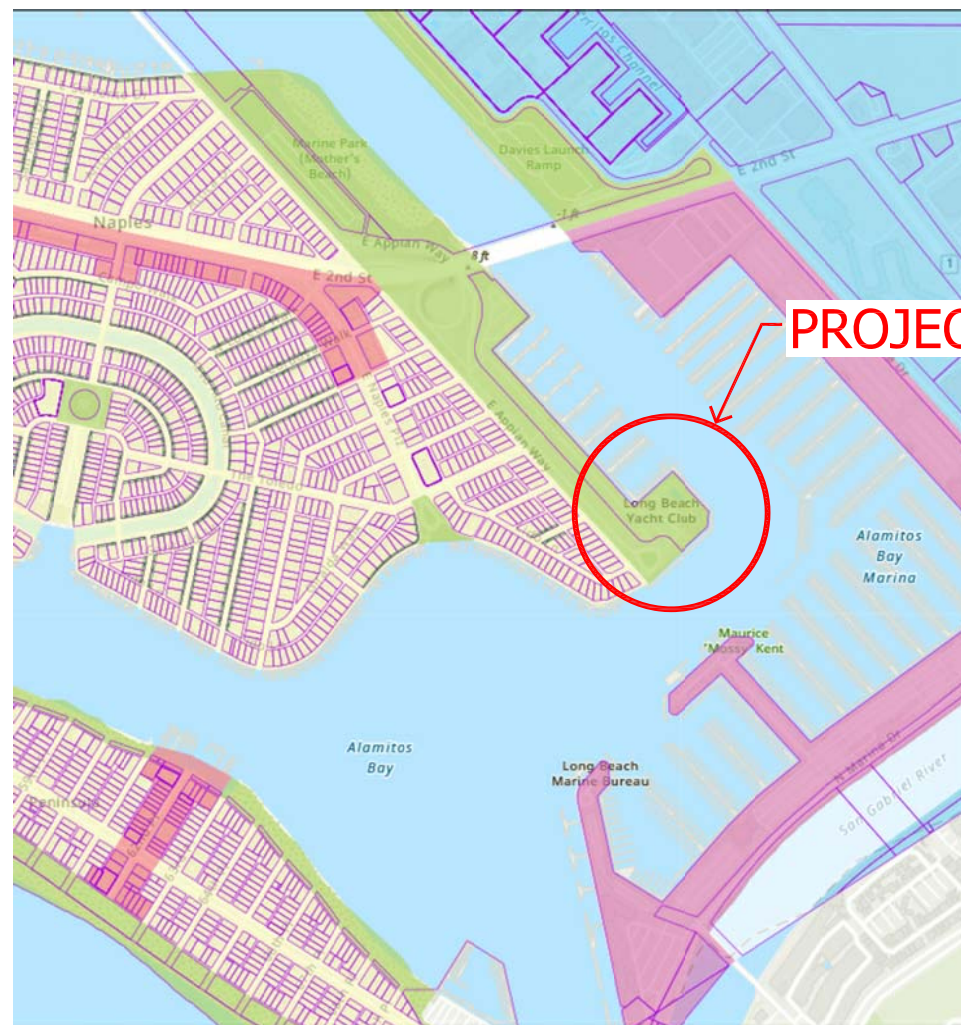
Long Beach Yacht Club



6201 E. Appian Way, Long Beach, CA 90803



CURRENT ZONING:  
P - PARK DISTRICT



VICINITY MAP



SITE

ADDRESS	6201 APPIAN WAY LONG BEACH, CA 90803
ASSESSOR'S PARCEL NO.	7242-014-900
PROJECT SITE AREA	89,571 SF (PART OF CITY PARCEL)
GENERAL LAND USE DESIGNATION	(2019) OPEN SPACE PLACETYPE
LEASE AREA:	40,474.1 S.F.

AGENCY ENTITLEMENTS

The following Agency Entitlements are required for this project:

CITY OF LONG BEACH

A. CONDITIONAL USE PERMIT

- "PRIVATE CLUB"
- ALCOHOL SALES

B. SITE PLAN REVIEW (SPR)

C. LOCAL COASTAL DEVELOPMENT PERMIT

ENVIRONMENTAL REVIEW

A. CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT



(PARK DISTRICT ZONE)

MINIMUM FRONT SETBACK	N/A
MINIMUM SIDE SETBACK	N/A
MINIMUM REAR SETBACK	N/A



(PLANNED DEVELOPMENT FOR LONG BEACH MARINA PD-4)

35 FT

MAX HEIGHT:

REQUIRED PARKING

SEE PARKING DEMAND STUDY PREPARED BY LINSOTT LAW & GREENSPAN. STUDY DONE JULY 1, 2019.

DEVELOPMENT AREA

PROJECT SITE AREA = 89,571 SF 100.0%

EXISTING LOT COVERAGE

BUILDINGS	24,900 SF	27.8%
HARDSCAPE/ STREETS	56,051 SF	62.6%
LANDSCAPE	8,620 SF	9.6%
	89,571 SF	100.0%

PROPOSED LOT COVERAGE

BUILDINGS	28,083 SF	31.3%
HARDSCAPE/ STREETS	52,038 SF	58.1%
LANDSCAPE	9,450 SF	10.6%
	89,571 SF	100.0%

YACHT CLUB OPERATIONS

YACHT CLUB HOURS OF OPERATION:

TUESDAY THROUGH SUNDAY  
8AM - 11PM (OR SOONER)

SPECIAL EVENTS:

10 EVENTS PER MONTH, 120 PER YEAR.  
AVERAGE SIZE PER EVENT IS 150 PERSONS.

LARGE EVENTS:

REGATTAS & SAILING COMPETITIONS:  
10 ANNUALLY

ALCOHOL SALES:

1. MANAGERS & SERVERS ARE TRAINED IN THE SAFE HANDLING OF ALCOHOL.

2. THE YACHT CLUB FURNISHES ALL MEALS AND ALCOHOLIC BEVERAGES FOR EVENTS AND DINING. THERE IS NO OUTSIDE CATERING ALLOWED.

3 THE YACHT CLUB HAS A WRITTEN POLICY RELATED TO ALCOHOL CONSUMPTION AND MEMBERS OBLIGATIONS RELATED TO USE OF THE CLUB.

The Long Beach Yacht Club is a private organization catering to its members focused on sailing. The club offers opportunities for social events and hosts some of the most prestigious sailing competitions in the world. The Club's facility is located at the end of Appian Way with views of Alamitos Bay.

The current Yacht Clubhouse is the second building for the organization. An initial lease from the City was obtained in March 1959. The lease was expanded in January 1960 to include the clubhouse building as well as the access to Basin 4 slips adjacent to the clubhouse. In September 1969 the lease was extended to year 2020 and in 2007 the lease was extended to the year 2050. Groundbreaking for the current clubhouse was held on June 1, 1960, and dedication ceremonies held on December 16, 1960.

The proposed remodel efforts and additions to the Clubhouse are intended to help modernize the various rooms within the facility with the current needs of the club membership. The current Clubhouse is 20,220 sf of area located in the two-story Main Building with a storage building located by the pool deck.

Most of the interior of the Main Building will undergo remodeling. Additional building area will expand one of the lower level banquet rooms as well as administrative areas. Additional area on the second level will expand a private dining room, the kitchen area, and new bar lounge banquet room. A new central clerestory structure will be added to bring natural light into the central two-story space above the grand stair.

A new pool building will contain a pool lobby, two multi-purpose rooms, restrooms for members using the pool and multi-purpose spaces, restrooms for staff members, storage and pool bar. Attached and below the pool deck will contain supporting spaces for the clubhouse, classrooms for the sailing courses and the pool vault and pool equipment.

The existing building exterior will remain, but will be painted in a white color, with the pool building addition to match the clubhouse building exterior. Upper level cable guardrails will be replaced with glass railing & wood brackets. The lower level wrought iron perimeter screen wall will be replaced with a glass screen wall. Parking is reconfigured to accommodate the additional building area. The existing parking count has been maintained as requested by the Marine Bureau.

The primary function of the club are athletic activities that include sailing and swimming. In addition, the club provides amenities to its members such as a restaurant with bar, meeting facilities and a library. Offices areas support the membership activities and periodic competitive marina and sailing, regatta events. In addition, the marina controls the rental of some boat slips in the marina.

The use of the restaurant, bar and meeting facilities is limited to the members, family and invited guests.

Hours of operation: The Yacht Club is open to club members Tuesday through Sunday. The restaurant & bar are open as follows:

Brunch	Sunday	9:00am-2:00pm
Sandwich Bar	Tues.-Sat.	11:30am-2:00pm
Dinner	Tues.-Sat.	5:30pm-8:15pm
	Sunday	5:00pm-8:15pm
Happy Hour	Fri. & Sun.	4:00pm-7:00pm
Lounge	Tues.-Sat.	11:00am-Close

OWNER

Long Beach Yacht Club  
6201 Appian Way  
Long Beach, CA 90803  
**Attn:** Norm Rich  
**Email:** normrich@LBYC.org  
**Tel:** (562) 598-9401

ARCHITECT

**Kollin Altomare Architects**  
4265 Conant Street, Suite 101  
Long Beach, CA 90808  
**Attn:** Michael Kollin, AIA  
CA Arch. Lic. 211173  
**Tel:** 562.597.8760  
**Email:** mkollin@ko-al.com

ARCHITECTURAL

A0	COVER SHEET
A1.0	PROJECT DATA
A1.1	PROJECT DATA
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A4	LEVEL 2 OVERALL
A5	LEVEL 3 OVERALL
A6	LEVEL 1 A - POOL
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A20	POOL RENDERING
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Project Data

Scale	Date
None	June 7, 2023



LEVEL 1	EXISTING BUILDING			NEW ADDITION	TOTAL
	TO REMAIN	REMODEL	TOTAL		
MAIN ENTRY	-	770 SF	770 SF	-	770 SF
RECEPTION DESK	-	132 SF	132 SF	-	132 SF
RETAIL	-	162 SF	162 SF	-	162 SF
GEN. MANAGER OFFICE	128 SF	-	128 SF	-	128 SF
SKIPPER'S COVE	-	902 SF	902 SF	269 SF	1,171 SF
REGATTA ROOM	-	728 SF	728 SF	-	728 SF
FLAG OFFICERS WARD ROOM	-	285 SF	285 SF	-	285 SF
MEMBER'S LOUNGE	-	662 SF	662 SF	-	662 SF
BAR & LOUNGE	-	580 SF	580 SF	-	580 SF
MEN'S RESTROOM/LOCKERS	-	625 SF	625 SF	-	625 SF
WOMENS' RESTROOM/LOCKERS	-	645 SF	645 SF	-	645 SF
MEMBER'S MEN RESTROOM	-	218 SF	218 SF	-	218 SF
MEMBER'S WOMEN RESTROOM	-	264 SF	264 SF	-	264 SF
JUNIOR SAILING CLASSROOM #1	-	277 SF	277 SF	361 SF	638 SF
KITCHEN STORAGE	-	485 SF	485 SF	1,125 SF	1,610 SF
DRY STORAGE	351 SF	-	351 SF	-	351 SF
CHEF'S OFFICE	100 SF	-	100 SF	-	100 SF
ELEVATOR EQUIPMENT	30 SF	-	30 SF	154 SF	184 SF
HIGH VOLTAGE	36 SF	-	36 SF	-	36 SF
PUBLIC CIRCULATION*	-	1,725 SF	1,725 SF	143 SF	1,868 SF
SERVICE CIRCULATION*	-	-	-	3,580 SF	3,580 SF
OPEN ADMIN. OFFICES	-	648 SF	648 SF	218	866 SF
OFFICE #1	-	-	-	181 SF	181 SF
OFFICE #2	-	-	-	181 SF	181 SF
OFFICE #3	-	-	-	119 SF	119 SF
KITCHEN ICE	-	-	-	98 SF	98 SF
MEMBER'S ICE	-	-	-	122 SF	122 SF
STORAGE	-	-	-	86 SF	86 SF
LOCKERS	-	-	-	331 SF	331 SF
SOILED LINENS	-	-	-	125 SF	125 SF
FIRE ALARM ROOM	-	-	-	98 SF	98 SF
GARBAGE	-	-	-	122 SF	122 SF
MECHANICAL EQUIPMENT	-	-	-	372 SF	372 SF
ELECTRICAL EQUIPMENT	-	-	-	431 SF	431 SF
MAINTENANCE	-	-	-	188 SF	188 SF
FUNCTION PANTRY	-	-	-	336 SF	336 SF
POOL EQUIPMENT	-	-	-	526 SF	526 SF
STAFF WOMEN RESTROOM	-	-	-	270 SF	270 SF
STAFF MEN RESTROOM	-	-	-	269 SF	269 SF
LONG TERM STORAGE	-	-	-	346 SF	346 SF
POOL LOBBY	-	-	-	533 SF	533 SF
MULTI-PURPOSE ROOM	-	-	-	1,841 SF	1,841 SF
LBSF PARTS & BOATING REPAIR	-	-	-	369 SF	369 SF
QUARTER-MASTER	-	-	-	308 SF	308 SF
SAIL STORAGE	-	-	-	639 SF	639 SF
JUNIOR SAILING CLASSROOM #2	-	-	-	671 SF	671 SF
JUNIOR SAILING CLASSROOM #3	-	-	-	856 SF	856 SF
SMALL BOAT PART STORAGE	-	-	-	641 SF	641 SF
TOTAL LEVEL 1	645 SF	9,108 SF	9,753 SF	15,709 SF	25,462 SF

LEVEL 2	EXISTING BUILDING			NEW ADDITION	TOTAL
	TO REMAIN	REMODEL	TOTAL		
SOCIAL LOUNGE	-	1,084 SF	1,084 SF	-	1,084 SF
MAIN DINING/NEW BAR LOUNGE	-	1,745 SF	1,745 SF	352 SF	2,097 SF
BAR/CASUAL DINING	-	2,035 SF	2,035 SF	-	2,035 SF
BRIDGE MTG. RM./FORMAL DINING	-	885 SF	885 SF	-	885 SF
QUARTER MTG. RM./FORMAL DINING	-	891 SF	891 SF	-	891 SF
KITCHEN	-	1,958 SF	1,958 SF	213 SF	2,171 SF
MEMBERS WOMEN RESTROOM	-	221 SF	221 SF	-	221 SF
MEMBERS MEN RESTROOM	-	227 SF	227 SF	-	227 SF
PRIVATE DINING	-	116 SF	116 SF	309 SF	425 SF
MULTI-PURPOSE ROOM	-	-	-	2,217 SF	2,217 SF
MEMBERS WOMEN RESTROOM	-	-	-	341 SF	341 SF
MEMBERS MEN RESTROOM	-	-	-	335 SF	335 SF
JANITOR	-	-	-	51 SF	51 SF
POOL BAR	-	-	-	239 SF	239 SF
STORAGE	-	-	-	243 SF	243 SF
PUBLIC CIRCULATION*	-	2,111 SF	2,111 SF	170 SF	2,281 SF
TOTAL LEVEL 2	-	11,273 SF	11,273 SF	4,470 SF	15,743 SF

SUMMARY	EXISTING BUILDING			ADDITION	TOTAL
	TO REMAIN	REMODEL	TOTAL		
LEVEL 1	645 SF	9,108 SF	9,753 SF	15,709 SF	25,462 SF
LEVEL 2	-	11,273 SF	11,273 SF	4,470 SF	15,743 SF
GRAND TOTAL	645 SF	20,381 SF	21,026 SF	20,179 SF	41,205 SF

OUTSIDE DECK/ TERRACE AREAS	EXISTING BUILDING			ADDITION	TOTAL
	TO REMAIN	REMODEL	TOTAL		
LEVEL 2 BUILDING DECK	-	5,733 SF	5,733 SF	1,588 SF	7,321 SF
POOL DECK	-	-	-	7,156 SF	7,156 SF
LEVEL 3 TERRACE	-	-	-	2,312 SF	2,312 SF
TOTAL DECK	-	-	5,733 SF	11,056 SF	16,789 SF
POOL AREA	-	2,616 SF	2,770 SF	300 SF	2,916 SF

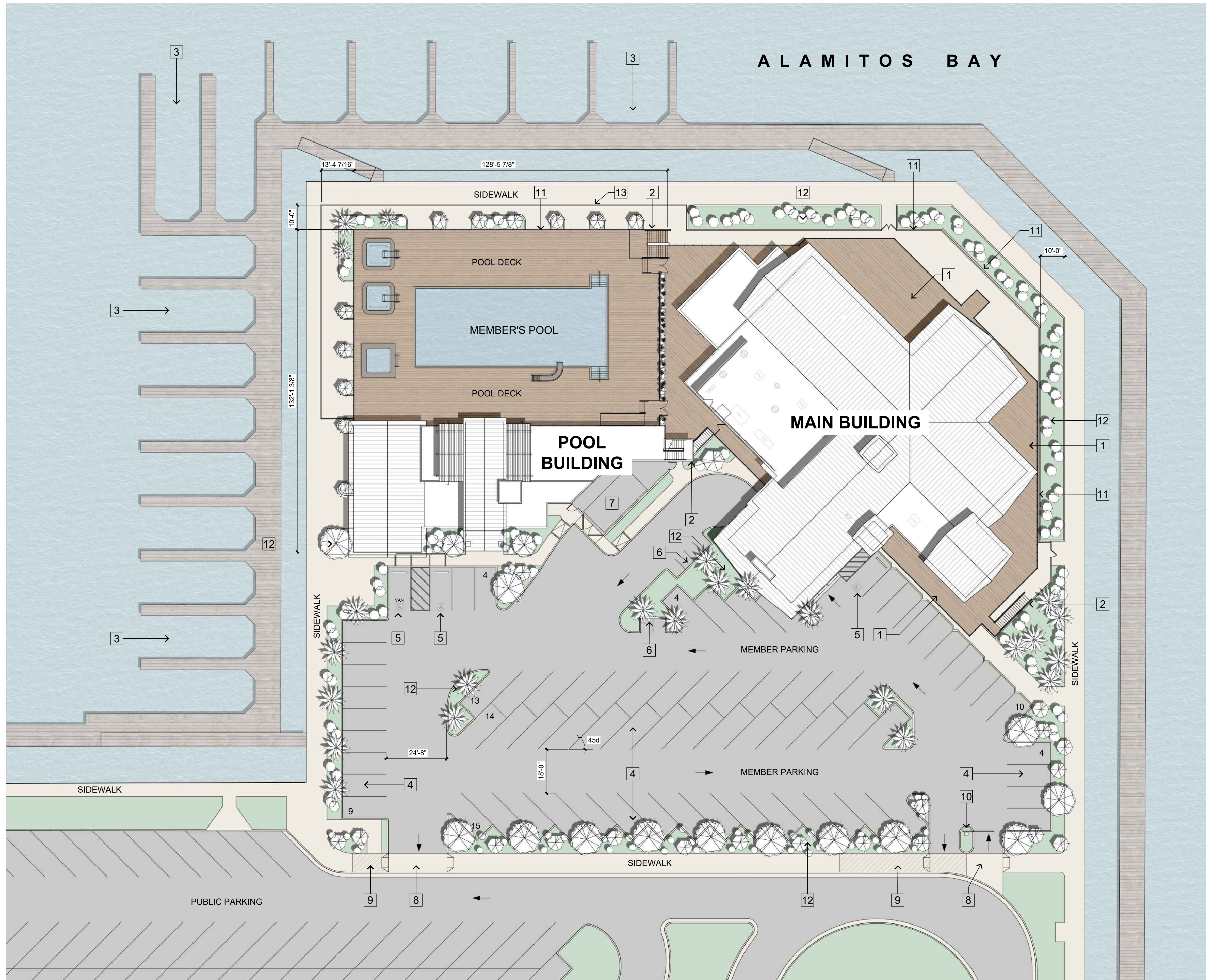
\* NOTE: "CIRCULATION" DESCRIBES AREAS THAT ARE HALLWAYS, STAIRS & ELEVATORS.

LOCATION	DEMOLITION
LEVEL 1	1,261 SF
LEVEL 2	255 SF
TOTAL DEMOLITION	1,516 SF

Project Data

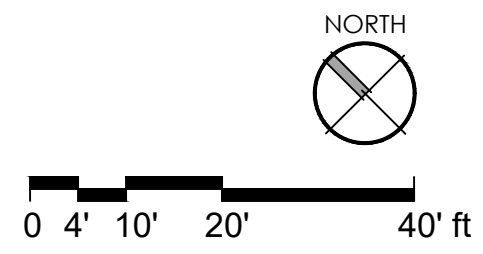
Scale	Date
None	June 7, 2023





- 1 DECK
- 2 STAIRS
- 3 EXISTING BOAT SLIPS TO REMAIN
- 4 TYPICAL PARKING SPACE, 9' X 18'
- 5 ACCESSIBLE PARKING SPACE, 9' X 18'
- 6 CART PARKING SPACE
- 7 NEW LOADING SPACE, 12' X 25'
- 8 NEW RELOCATED DRIVEWAY
- 9 EXISTING DRIVEWAY
- 10 PARKING CONTROL GATE
- 11 REPLACE EXISTING WROUGHT IRON FENCE WITH GLASS FENCE
- 12 LANDSCAPING
- 13 METAL FENCING, 42" HIGH

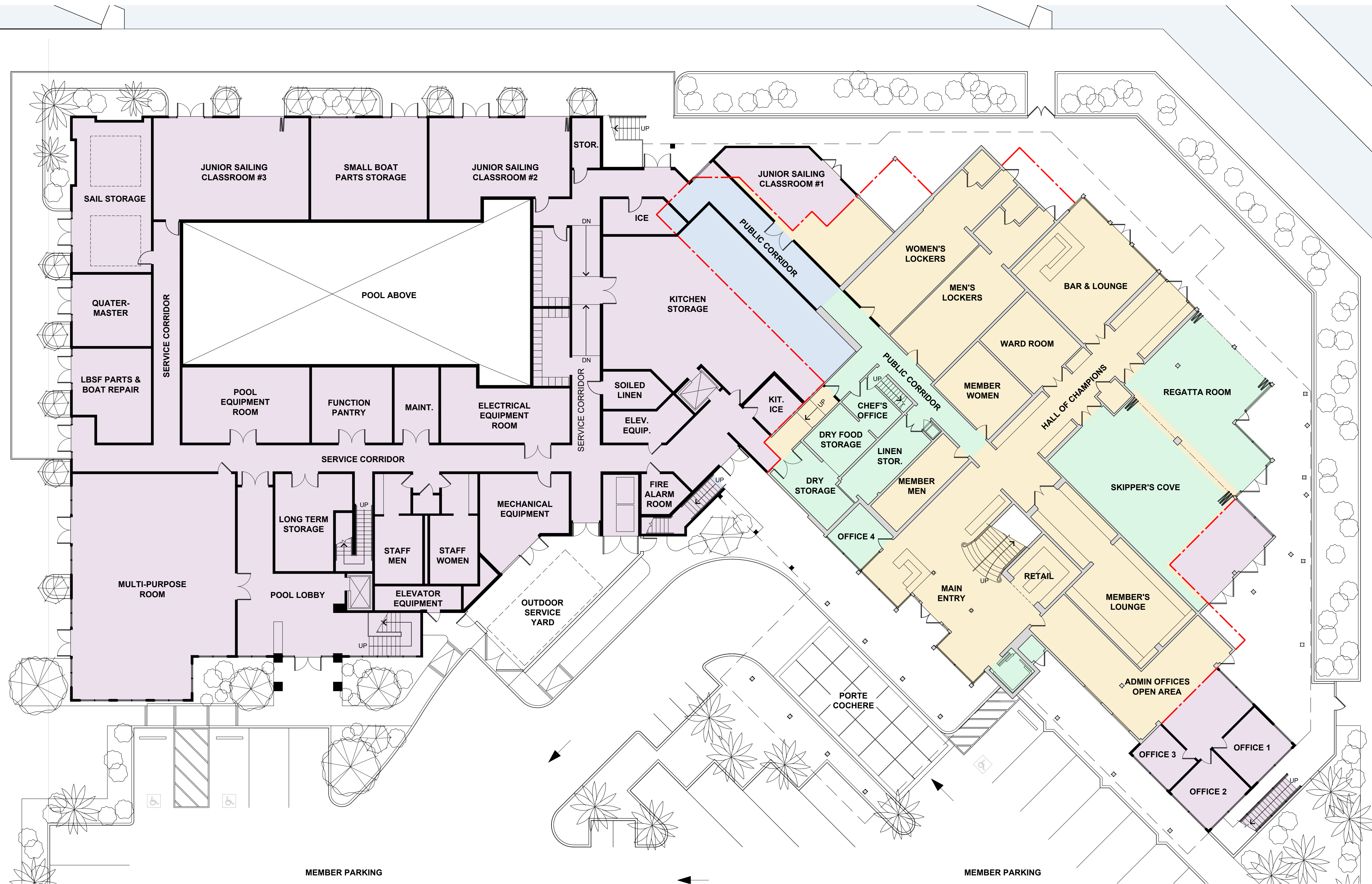
EXISTING PARKING	
STANDARD SPACES	70
ACCESSIBLE SPACES	2
TOTAL	72
PROPOSED PARKING	
STANDARD SPACES	69
ACCESSIBLE SPACES	3
LOADING SPACE	1
TOTAL	73
73 + 6 (CART SPACES)	



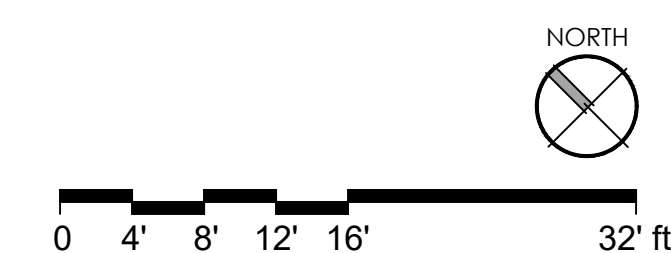
Site Plan

Scale	Date
1" = 20'-0"	June 7, 2023



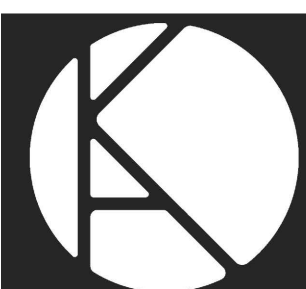


NEW REMODELED EXISTING



Overall Floor Plan:  
Level 1

Scale Date  
3/32" = 1'-0" June 7, 2023



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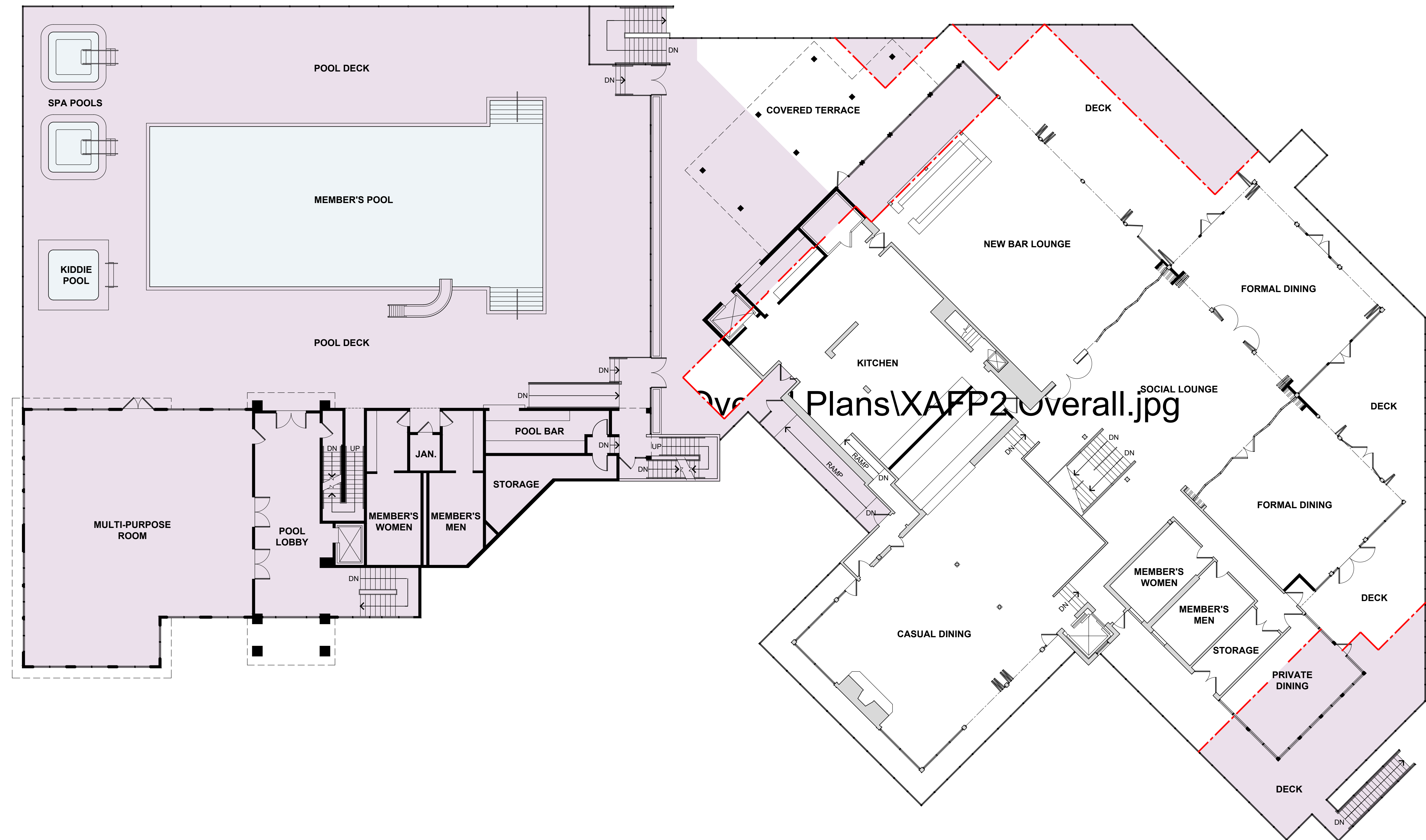
**Remodel & Building Addition**  
Long Beach Yacht Club



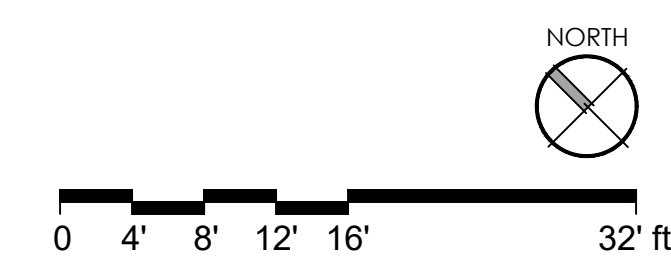
6201 E. Appian Way, Long Beach, CA 90803

A3





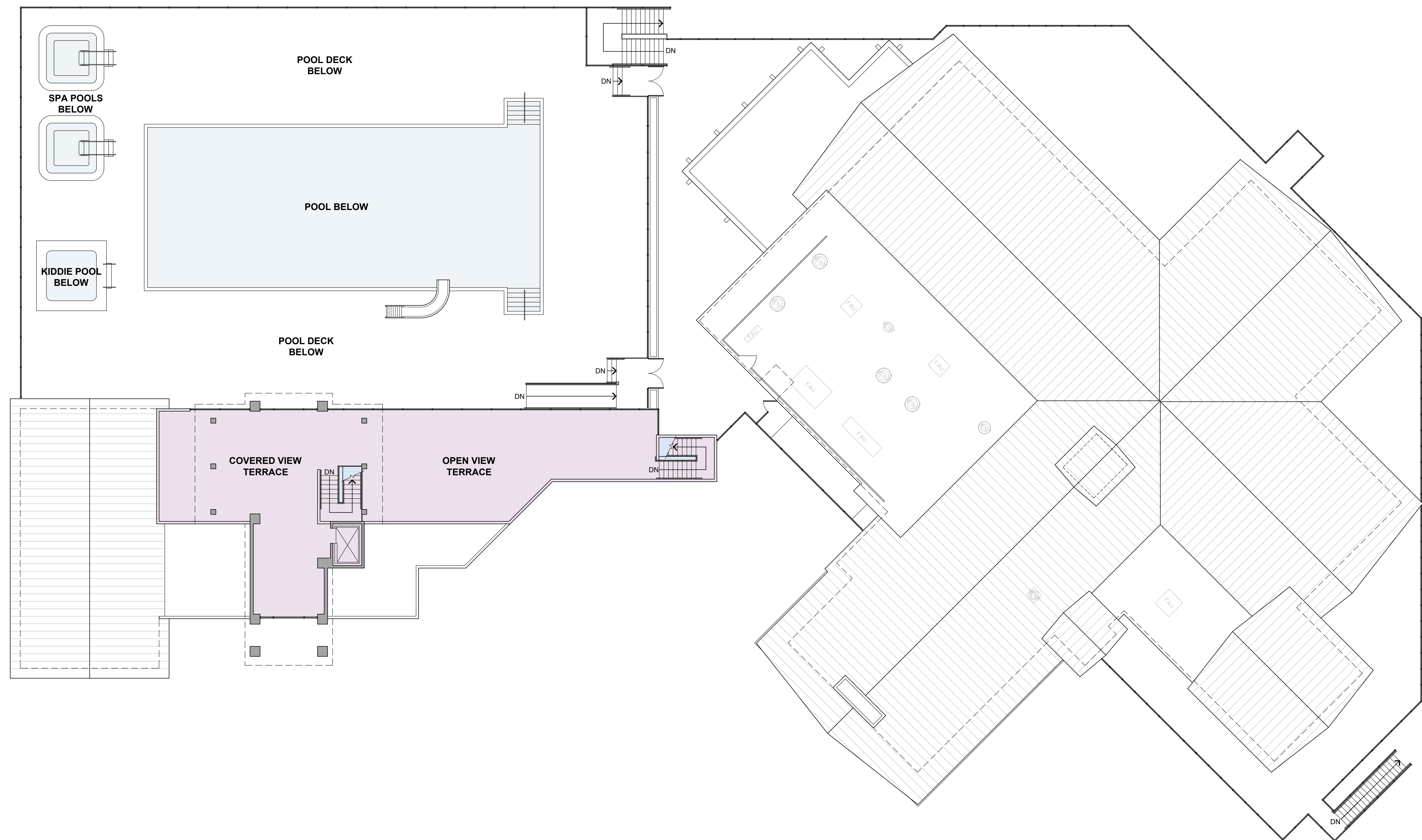
NEW
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  EXISTING



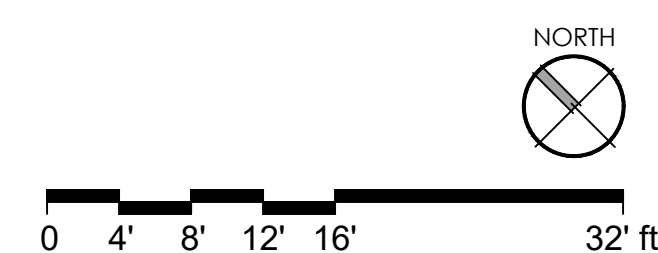
**Overall Floor Plan:  
Level 2**

Scale	Date
3/32" = 1'-0"	June 7, 2023





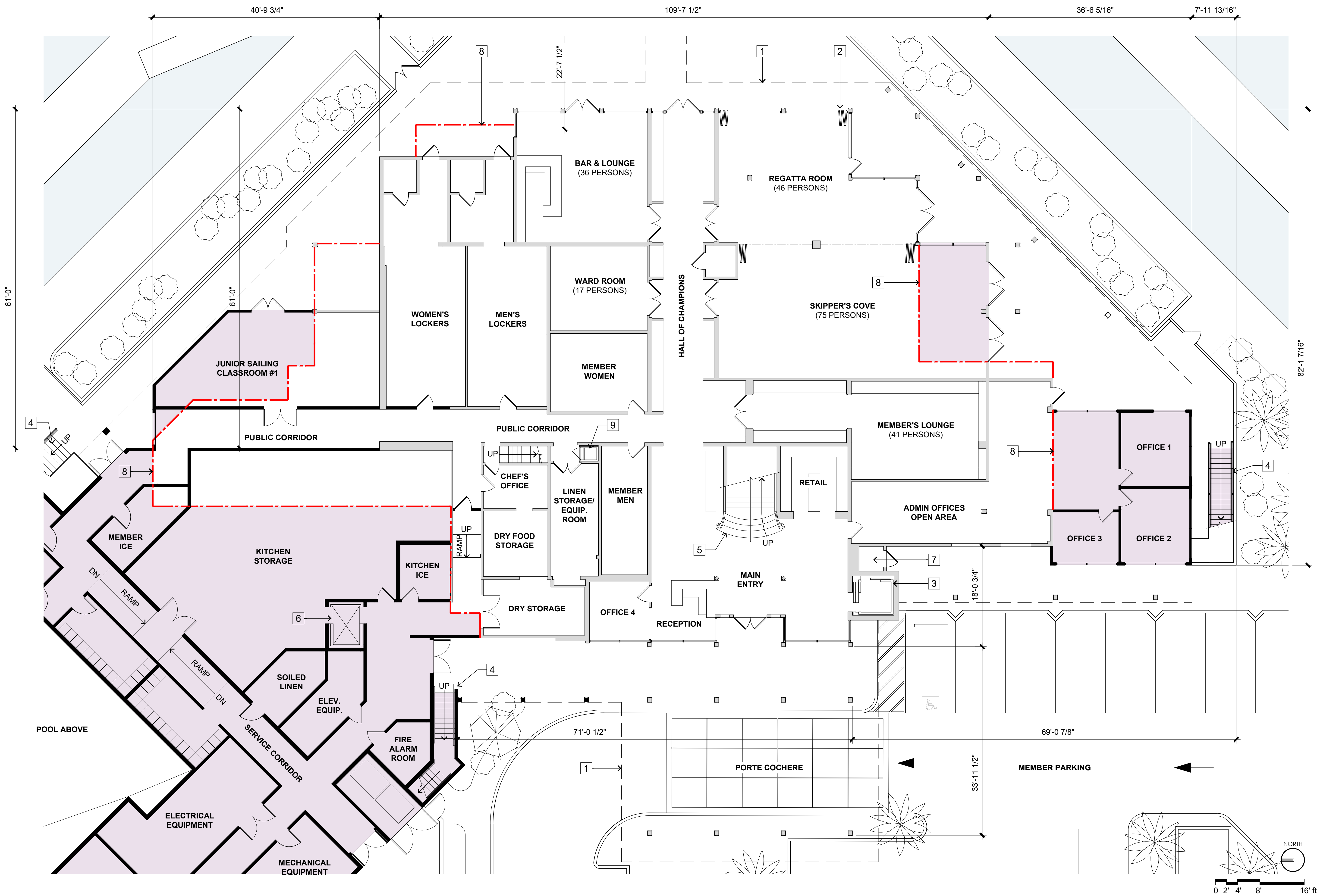
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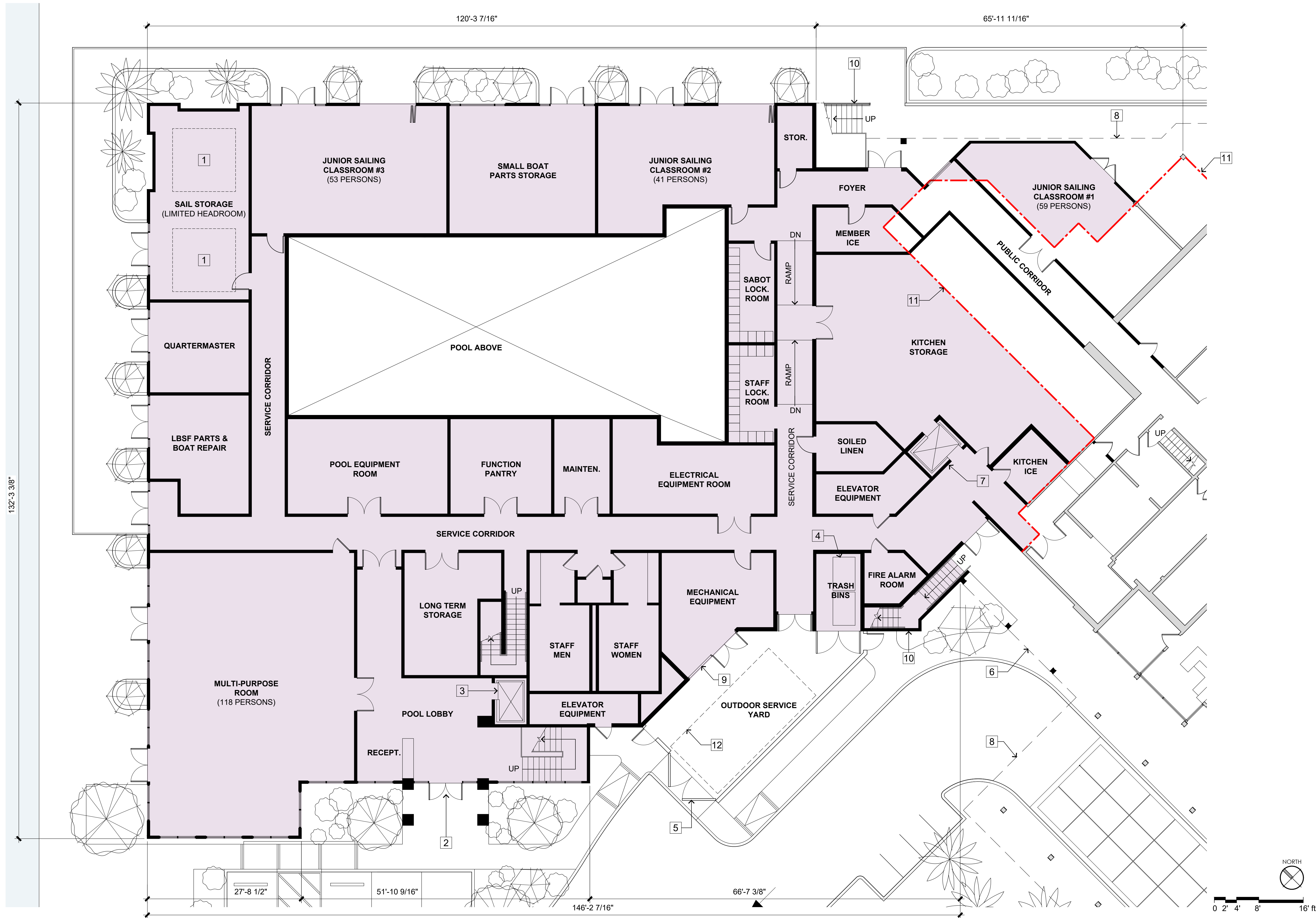
**Overall Floor Plan:  
Level 3**

Scale	Date
3/32" = 1'-0"	June 7, 2023



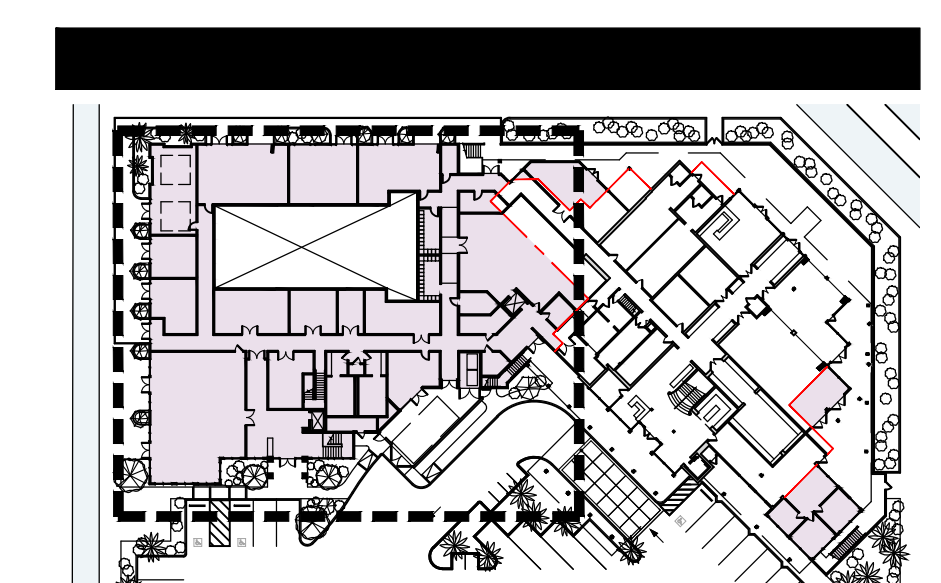






- 1 OUTLINE OF SPA POOLS ABOVE, RESTRICTED HEADROOM HEIGHT
- 2 MAIN POOL ENTRY
- 3 PUBLIC ELEVATOR, 2500# CAPACITY
- 4 TRASH DUMPSTERS
- 5 SERVICE GATES
- 6 OUTLINE OF NEW RAMP ABOVE
- 7 NEW ELEVATOR, 2,500# CAPACITY, FRONT & BACK DOORS
- 8 OUTLINE OF DECK ABOVE
- 9 METAL LOUVERS
- 10 EXTERIOR STAIRS TO POOL LEVEL
- 11 OUTLINE OF EXISTING BUILDING PERIMETER WALL
- 12 REDUCED TRUCK LOADING SPACE 12' W. X 25' L.

- NEW BUILDING AREA
- EXISTING WALL TO REMAIN
- NEW WALL



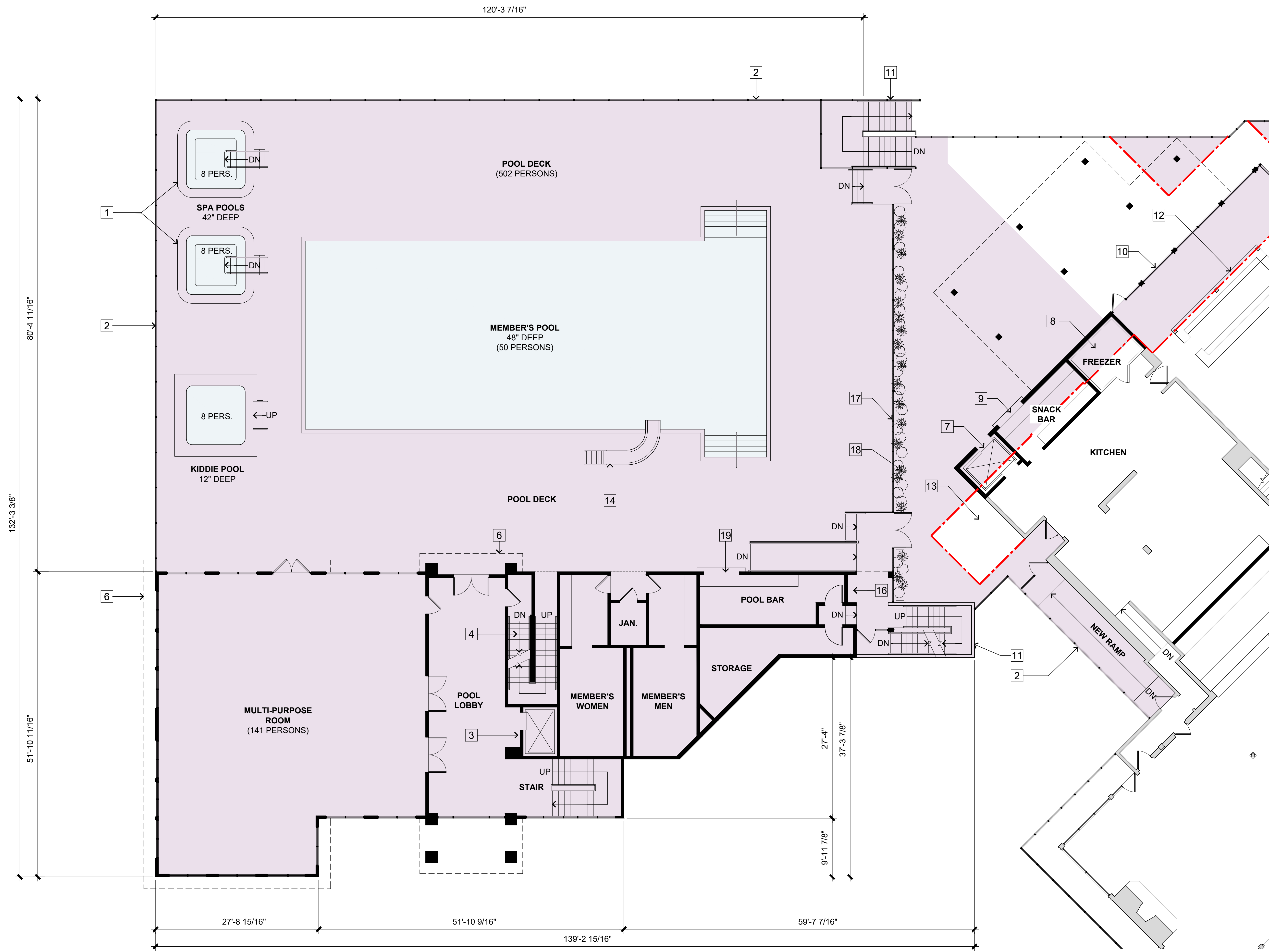
Partial Floor Plan:  
Level 1

Scale 1/8" = 1'-0" Date June 7, 2023



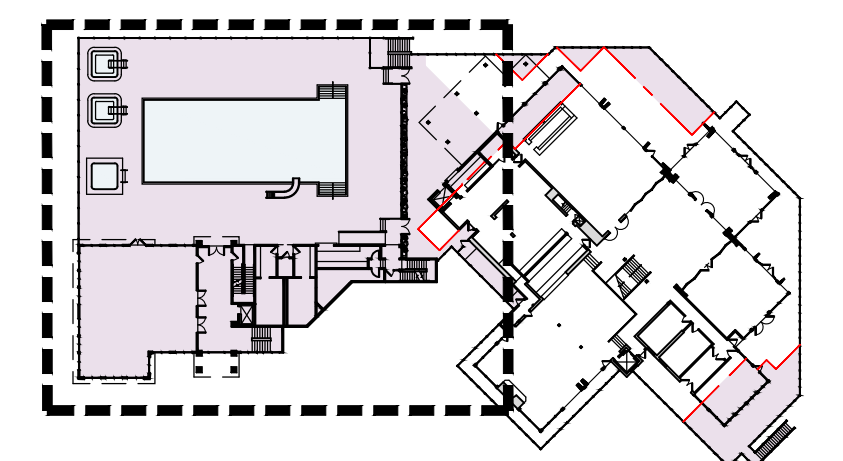






- 1 SPA POOLS ON 18" HIGH PLATFORM
- 2 GLASS RAILING
- 3 PUBLIC ELEVATOR, 2500# CAPACITY
- 4 SERVICE STAIR TO PANTRY BELOW
- 5 POOL SHOWERS
- 6 OUTLINE OF ROOF ABOVE
- 7 NEW ELEVATOR, 2,500# CAPACITY, FRONT & BACK DOORS
- 8 NEW FREEZER
- 9 SNACK BAR SERVICE COUNTER
- 10 WINDOW WALL, FIXED
- 11 EXIT STAIR
- 12 OUTLINE OF EXISTING BUILDING PERIMETER WALL
- 13 EXISTING BUILDING AREA TO BE REMOVED
- 14 POOL SLIDE
- 15 STAIR TO UPPER TERRACE
- 16 DRINKING FOUNTAINS
- 17 POOL PERIMETER FENCE
- 18 PLANTER
- 19 POOL BAR SERVICE COUNTER

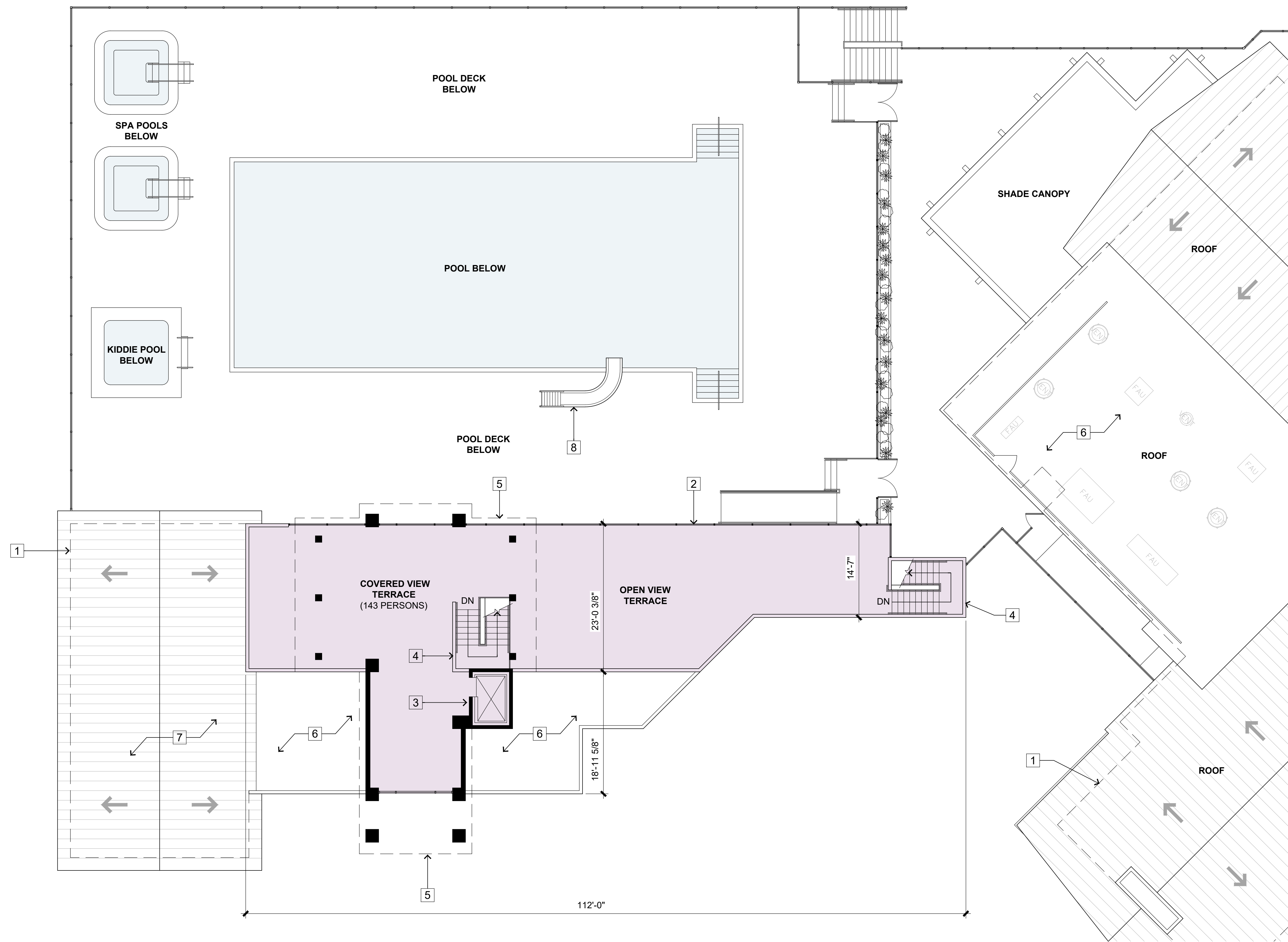
- NEW BUILDING AREA
- NEW BUILDING AREA
- EXISTING WALL TO REMAIN
- NEW WALL



## Partial Floor Plan: Level 2

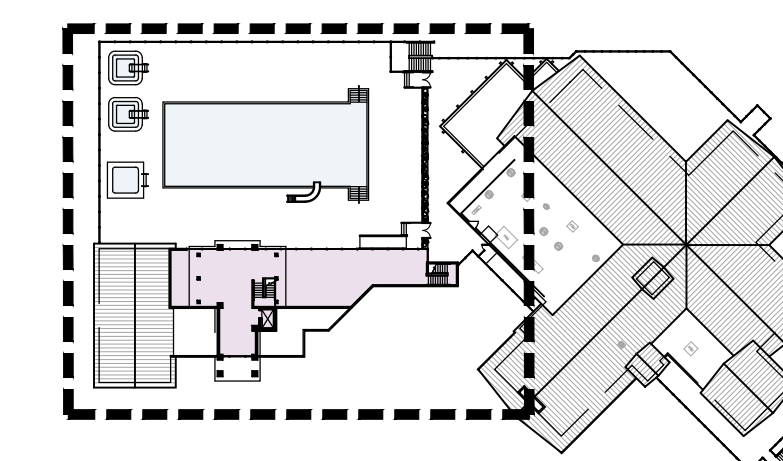
Scale	Date
1/8" = 1'-0"	June 7, 2023





- 1 OUTLINE OF WALLS BELOW
- 2 GLASS GUARDRAIL
- 3 PUBLIC ELEVATOR, 2500# CAPACITY
- 4 EXIT STAIR
- 5 OUTLINE OF ROOF ABOVE
- 6 FLAT ROOF
- 7 SLOPING ROOF
- 8 POOL SLIDE

- NEW BUILDING AREA
- NEW BUILDING AREA
- EXISTING WALL TO REMAIN
- NEW WALL



### Partial Floor Plan: Level 3

Scale 1/8" = 1'-0" Date June 7, 2023



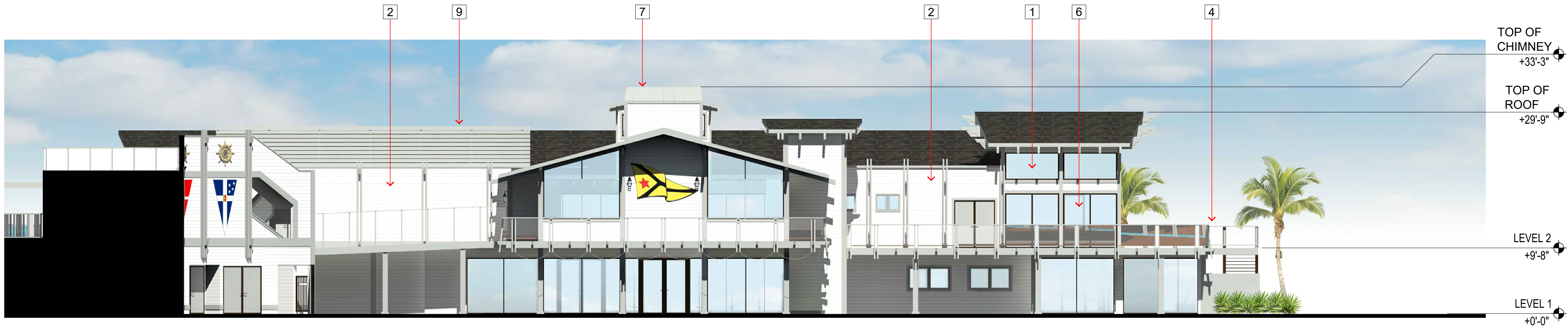


## Exterior Elevations

0 8 16 32 ft

Scale	Date
3/32" = 1'-0"	June 7, 2023





- 1 NEW CLERESTORY STRUCTURE
- 2 PAINTED WOOD SIDING
- 3 EXISTING CABLE RAILING TO BE REPLACED WITH NEW GLASS RAILING WITH WOOD BRACKETS
- 4 NEW GUARDRAIL WITH GLASS & WOOD BRACKETS
- 5 NEW EXTERIOR EXIT STAIR
- 6 NEW WINDOWS/SLIDING DOORS IN ALUMINUM FRAME
- 7 EXISTING CHIMNEY
- 8 NEW GLASS SCREEN WALL
- 9 SCREEN WALL FOR MECH. EQUIP.
- 10 NEW SHADE STRUCTURE



## Exterior Elevations

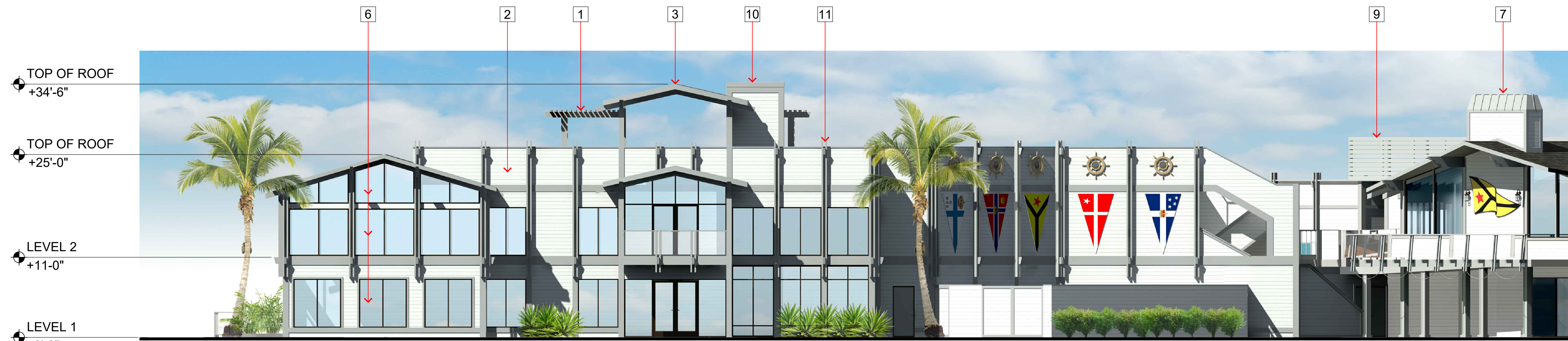
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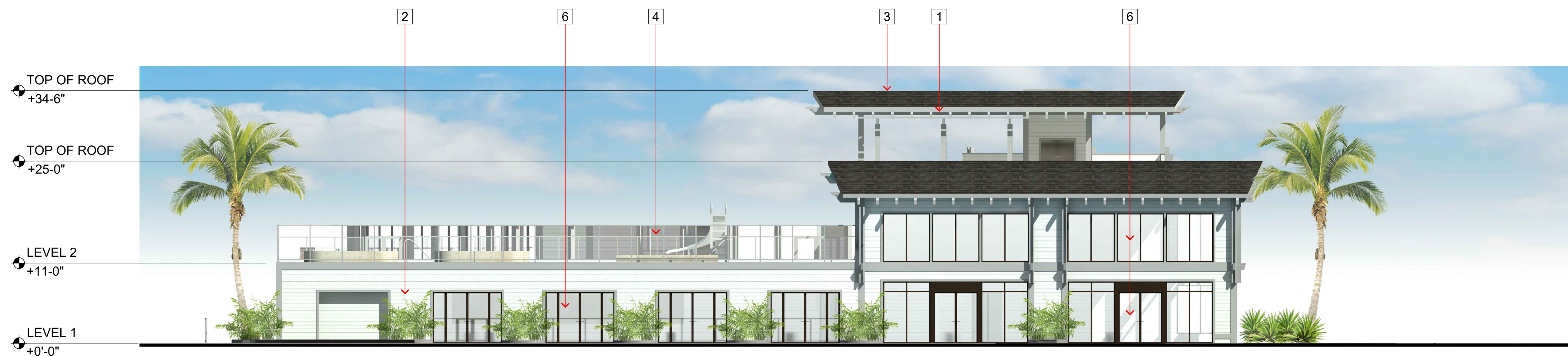
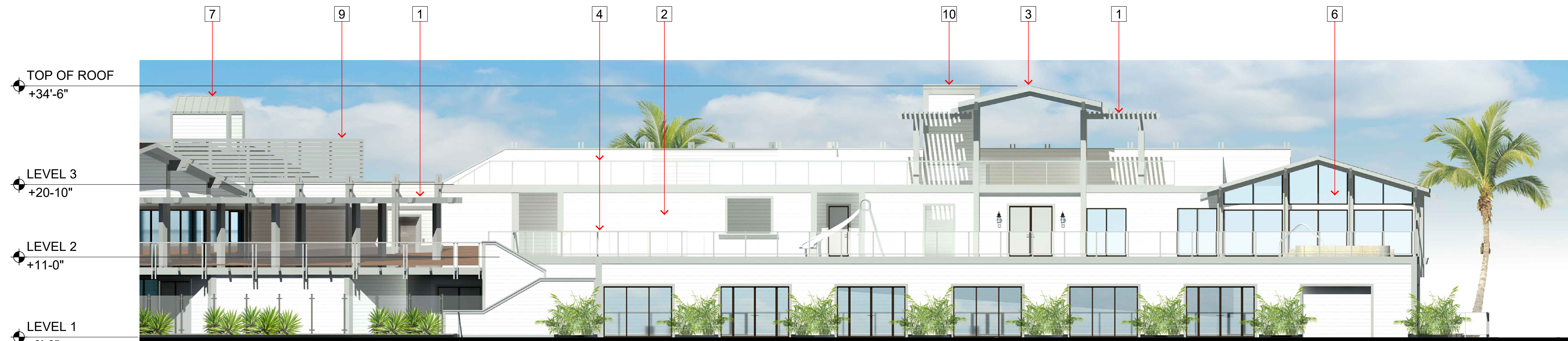
Date

June 7, 2023





- 1 NEW WOOD TRELLIS STRUCTURE
- 2 PAINTED WOOD SIDING
- 3 NEW SHADE STRUCTURE
- 4 NEW GUARDRAIL WITH GLASS & WOOD BRACKETS
- 5 NEW EXTERIOR EXIT STAIR
- 6 NEW WINDOWS/SLIDING DOORS IN ALUMINUM FRAME
- 7 EXISTING CHIMNEY
- 8 NEW GLASS SCREEN WALL
- 9 SCREEN WALL FOR MECH. EQUIP.
- 10 ELEVATOR PENTHOUSE
- 11 DECORATIVE WOOD BRACKETS



## Exterior Elevations

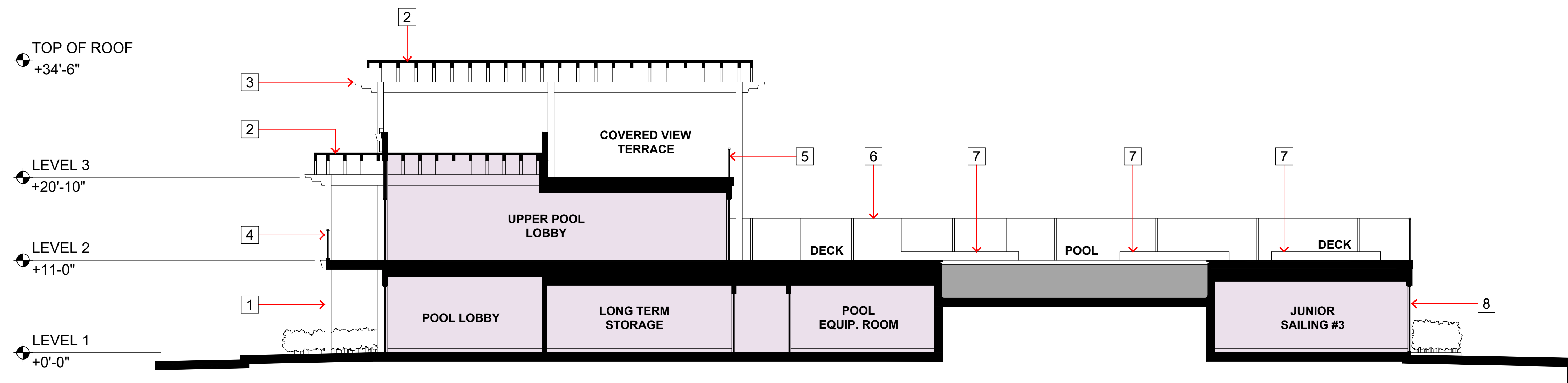
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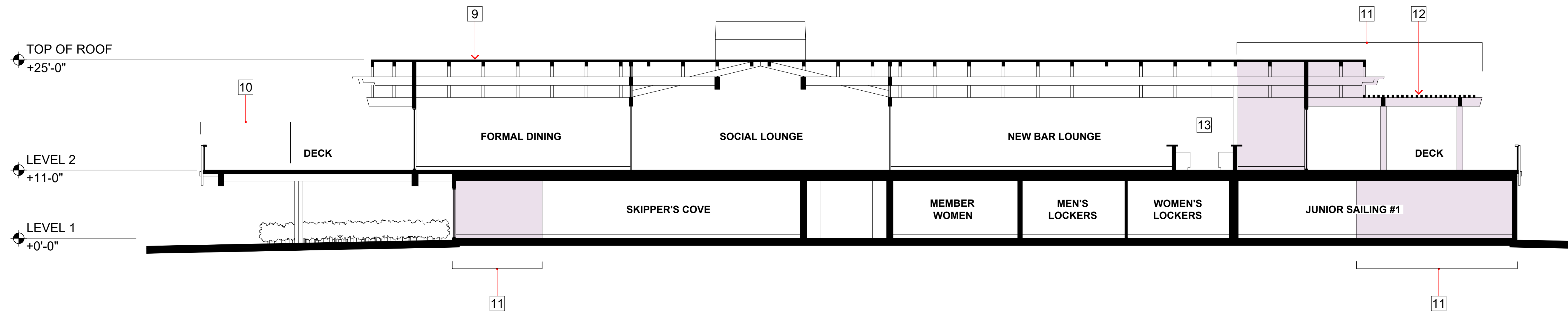
Date

June 7, 2023





- 1 NEW WOOD POST TO MATCH EXISTING
- 2 NEW SLOPING ROOF STRUCTURE
- 3 DECORATIVE BEAM TO MATCH EXISTING
- 4 NEW GUARDRAIL WITH GLASS & WOOD BRACKETS
- 5 NEW GLASS GUARDRAIL
- 6 NEW GLASS WINDSCREEN, 5' HIGH
- 7 SPA & KIDDIE POOL BEYOND
- 8 NEW WINDOW IN ALUMINUM FRAME
- 9 EXISTING SLOPING ROOF
- 10 NEW DECK EXPANSION WITH GLASS RAILING
- 11 NEW BUILDING ADDITION
- 12 NEW TRELLIS SHADE STRUCTURE
- 13 NEW BAR



- NEW BUILDING AREA
- EXISTING WALL TO REMAIN
- NEW WALL

## Building Sections

0 4 8 16 ft

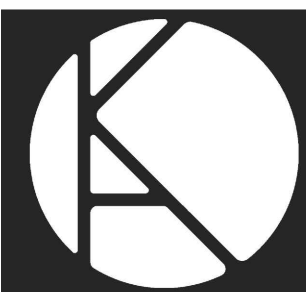
Scale

1/8" = 1'-0"

Date

June 7, 2023





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**Remodel & Building Addition**  
Long Beach Yacht Club



6201 E. Appian Way, Long Beach, CA 90803

**A15**



















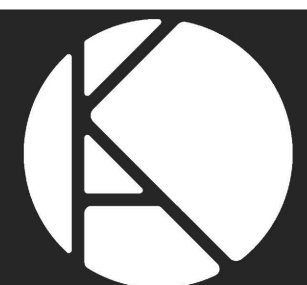


- 1 NEW CLERESTORY STRUCTURE
- 2 EXISTING WOOD SIDING TO BE REPAINTED
- 3 EXISTING CABLE RAILING TO BE REPLACED WITH NEW GLASS RAILING WITH WOOD BRACKETS
- 4 NEW GUARDRAIL WITH GLASS & WOOD BRACKETS
- 5 NEW EXTERIOR EXIT STAIR
- 6 NEW BUILDING ADDITION WITH WOOD SIDING TO MATCH EXISTING
- 7 NEW STOREFRONT ENTRY DOORS
- 8 NEW DECK ADDITION WITH SYNTHETIC WOOD DECKING
- 9 REPLACE EXISTING SCREEN WALL WITH NEW GLASS SCREEN WALL
- 10 EXISTING DECK TO REMAIN
- 11 NEW SHADE STRUCTURE
- 12 NEW SHADE STRUCTURE OVER NEW DECK EXPANSION
- 13 EXISTING MEMBER'S POOL



## Main Building Exterior

Scale	Date
None	June 7, 2023



kollin | altomare | architects

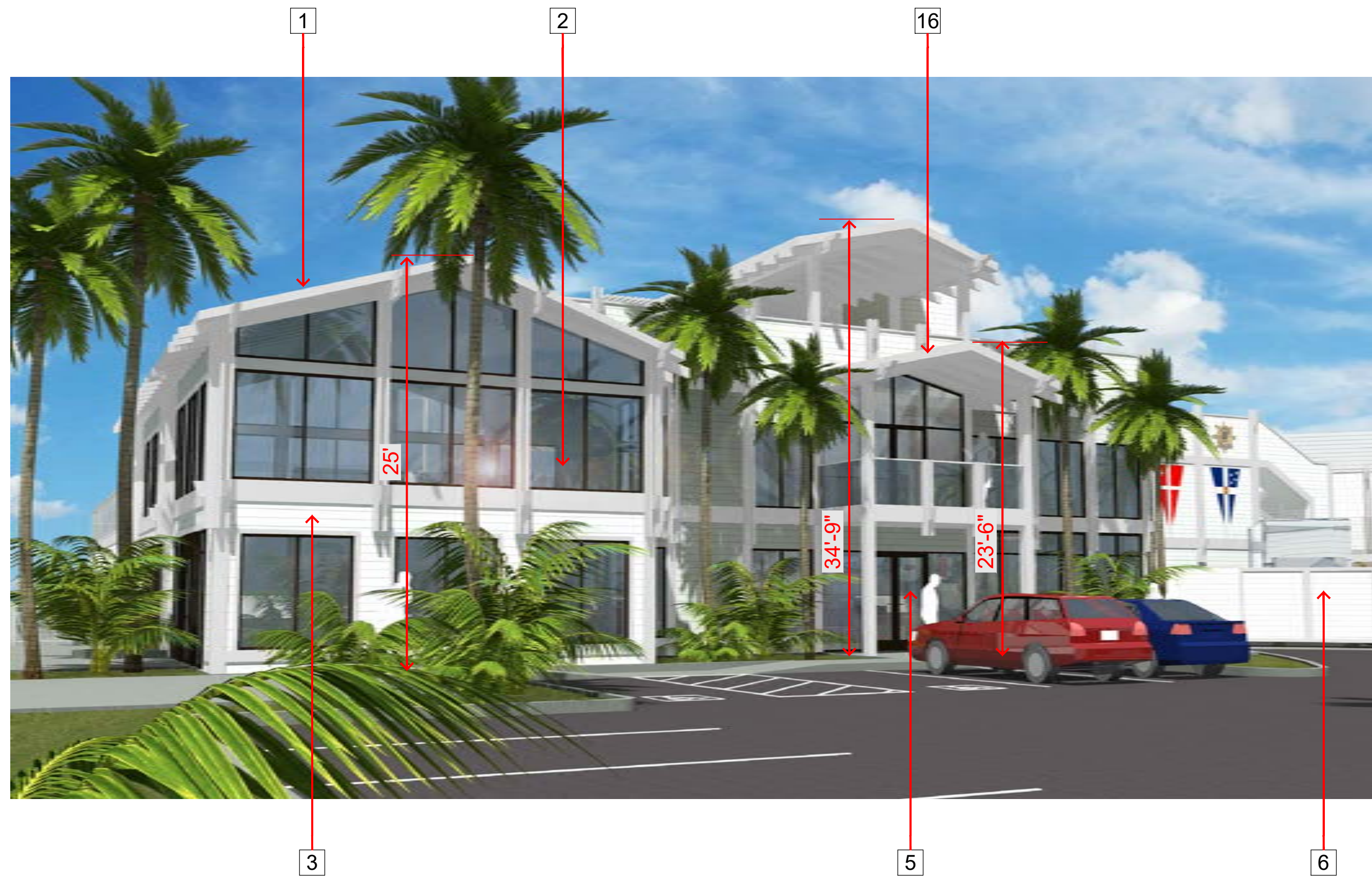
**Remodel & Building Addition**  
Long Beach Yacht Club



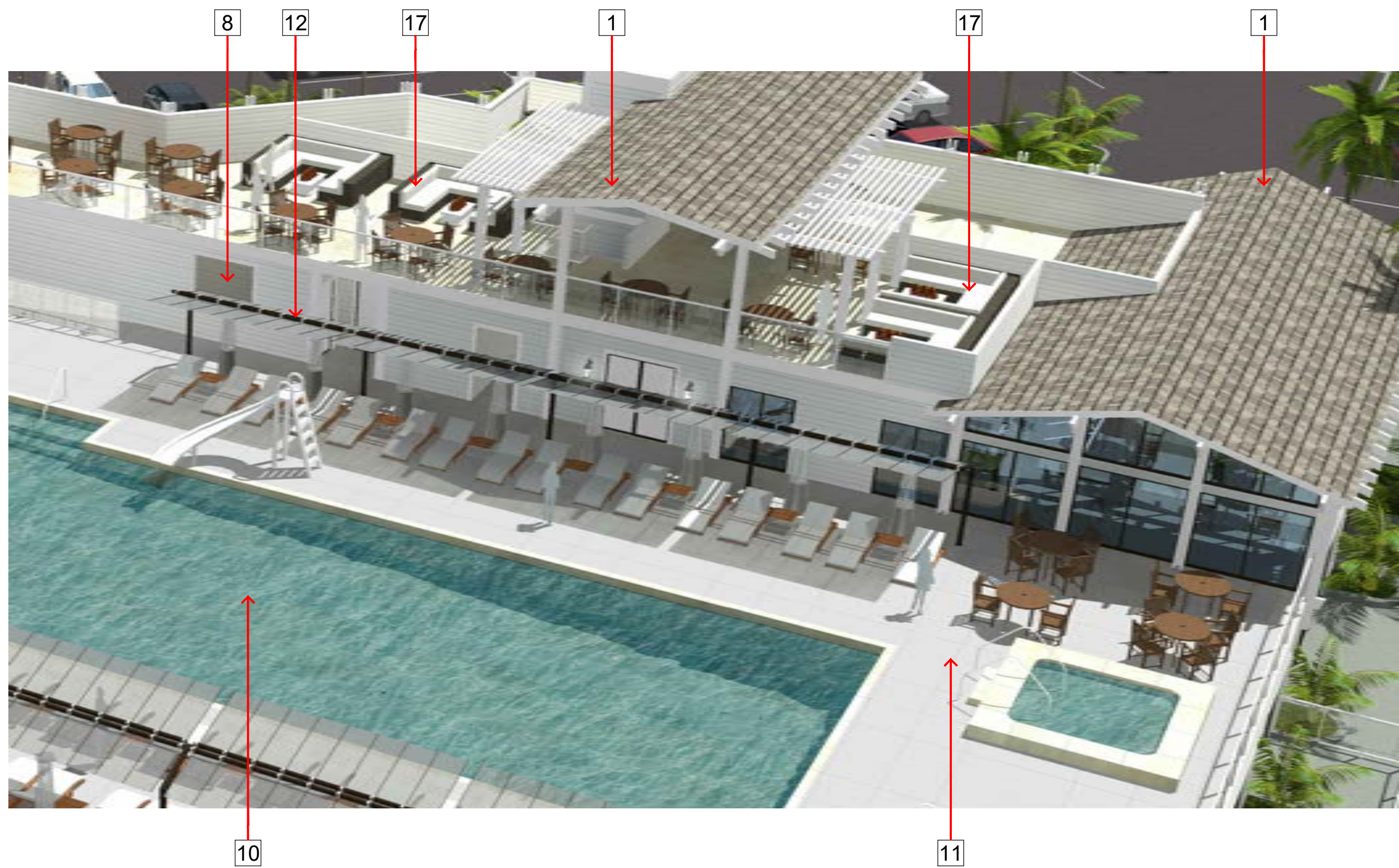
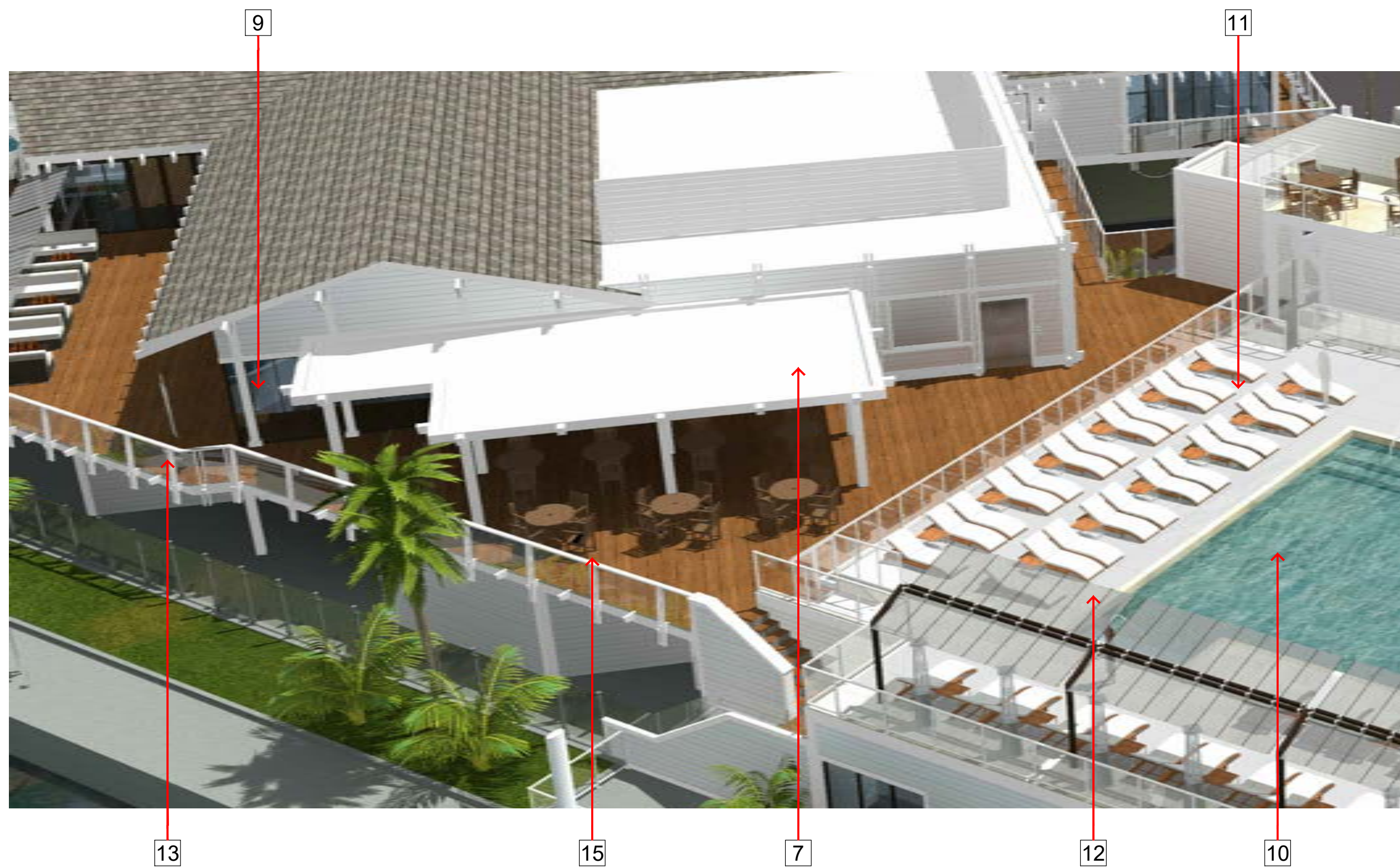
6201 E. Appian Way, Long Beach, CA 90803

A21





- 1 NEW COMPOSITION ROOF SHINGLES
- 2 NEW WINDOWS
- 3 NEW WOOD SIDING TO MATCH EXISTING
- 4 NEW WOOD DECORATIVE BRACKETS
- 5 NEW STOREFRONT ENTRY DOORS
- 6 NEW LOADING AREA SCREEN WALL WITH WOOD SIDING & GATES
- 7 NEW SHADE STRUCTURE OVER NEW DECK EXPANSION
- 8 POOL BAR SERVICE COUNTER
- 9 NEW OPERABLE WINDOW WALL
- 10 EXISTING MEMBER'S POOL
- 11 EXISTING POOL DECK
- 12 NEW SHADE STRUCTURE
- 13 EXISTING CABLE RAILING TO BE REPLACED WITH NEW GLASS RAILING WITH WOOD BRACKETS
- 14 EXISTING RAILING TO REMAIN
- 15 NEW SYNTHETIC WOOD DECKING
- 16 NEW ENTRY CANOPY
- 17 NEW ROOFTOP DECK



## Pool Building Exterior

Scale	Date
None	June 7, 2023





1 MAIN BUILDING: ENTRY WEST



2 MAIN BUILDING: ENTRY EAST



3 MAIN BUILDING: ENTRY NORTH



4 MAIN BUILDING: SOUTH



5 MAIN BUILDING: WEST



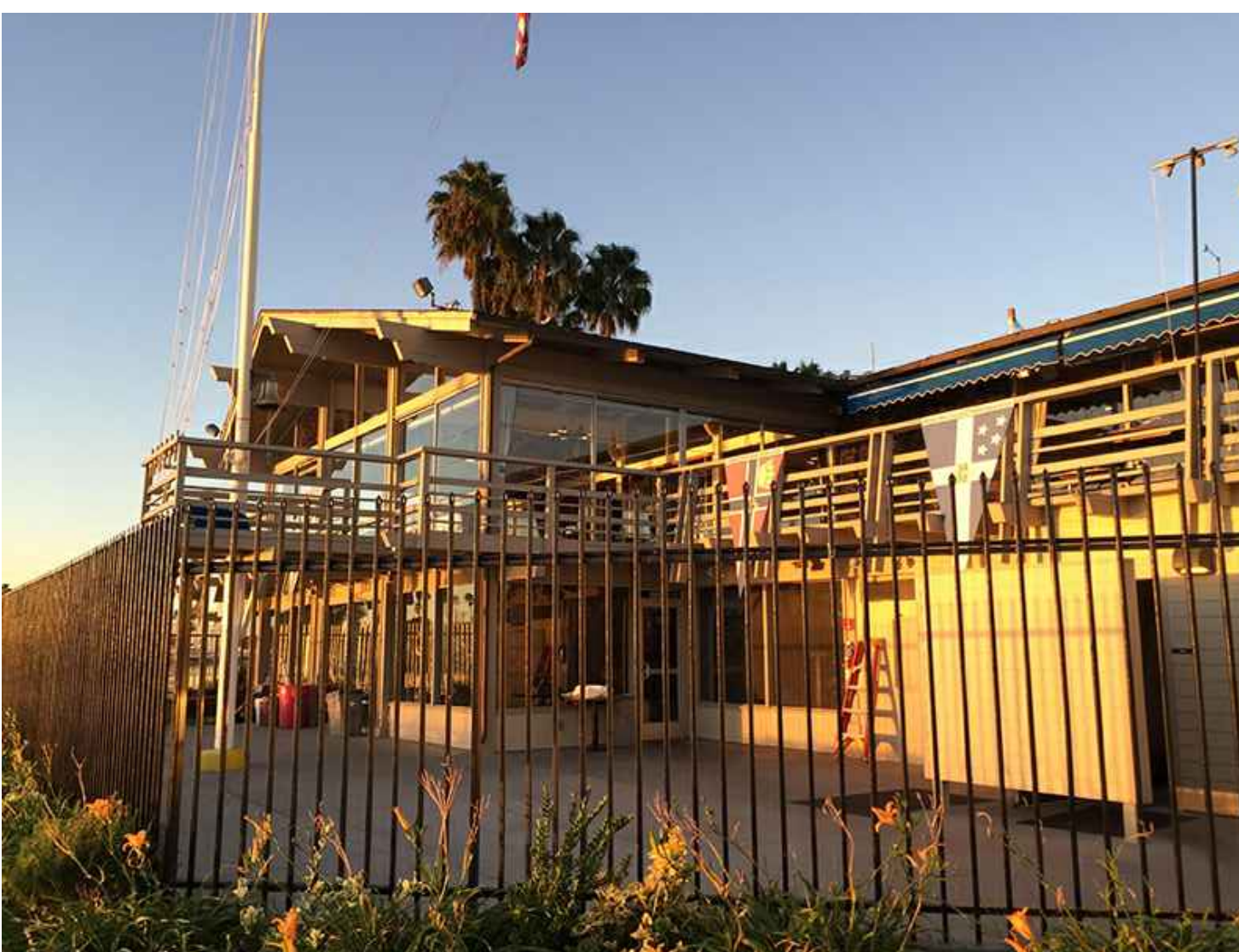
6 MAIN BUILDING: ENTRY SOUTH



7 MAIN BUILDING: WEST



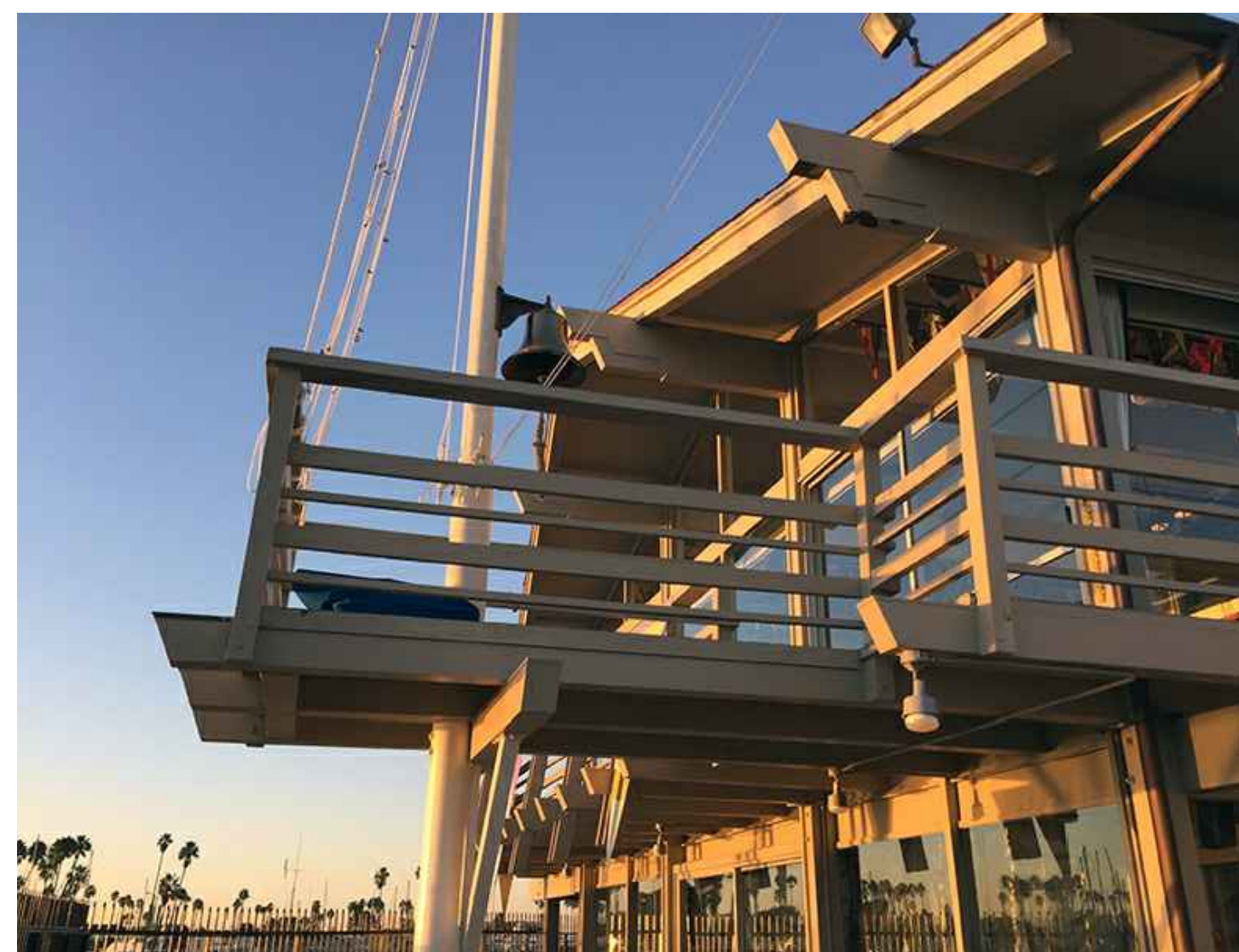
8 MAIN BUILDING: WEST



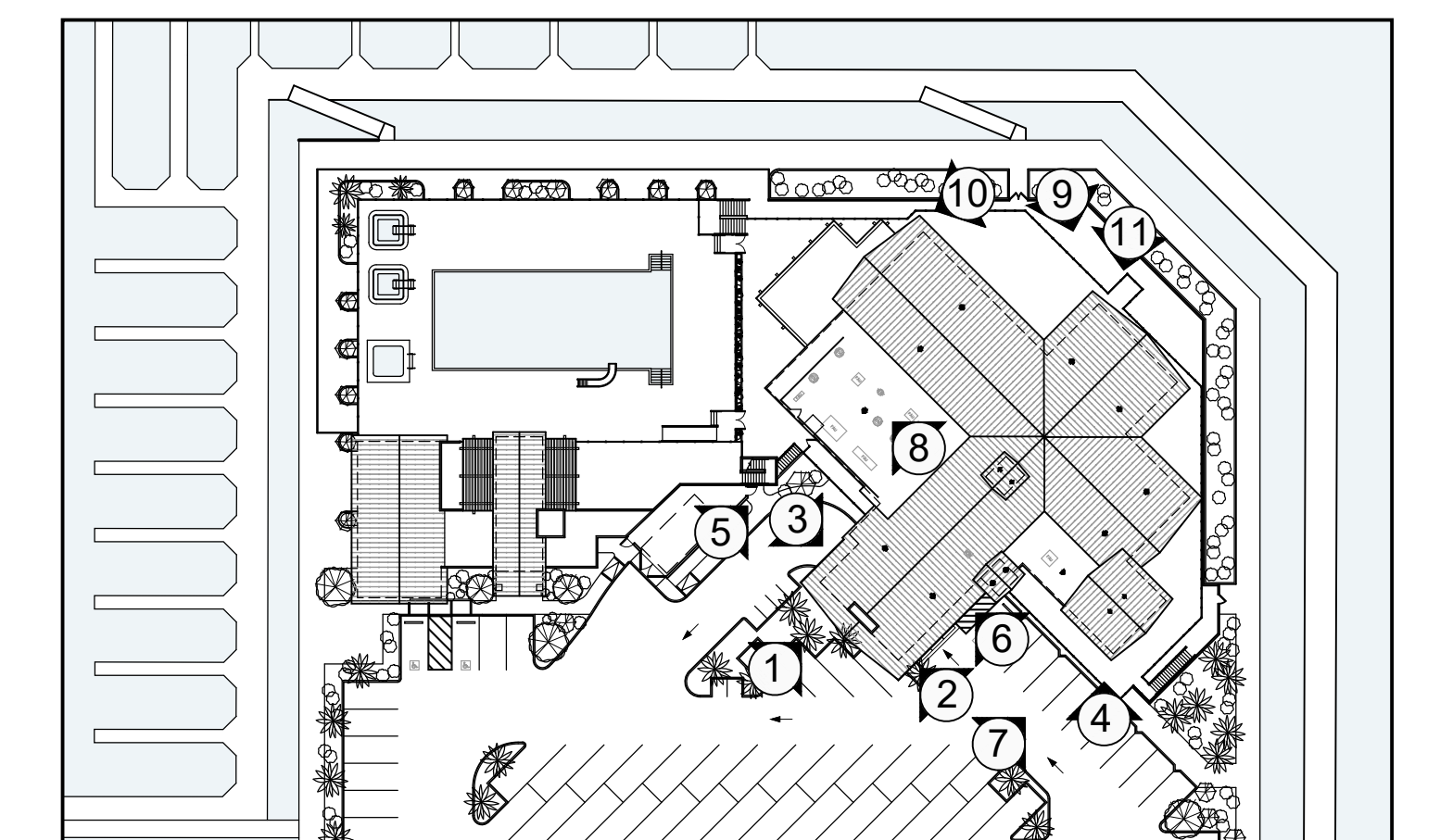
9 MAIN BUILDING: EAST



10 MAIN BUILDING: WEST



11 MAIN BUILDING: EAST



Exterior Photos

Scale	Date
None	June 7, 2023





1 MAIN BUILDING: EAST DECK



2 MAIN BUILDING: NORTH DECK



3 MAIN BUILDING: NORTH



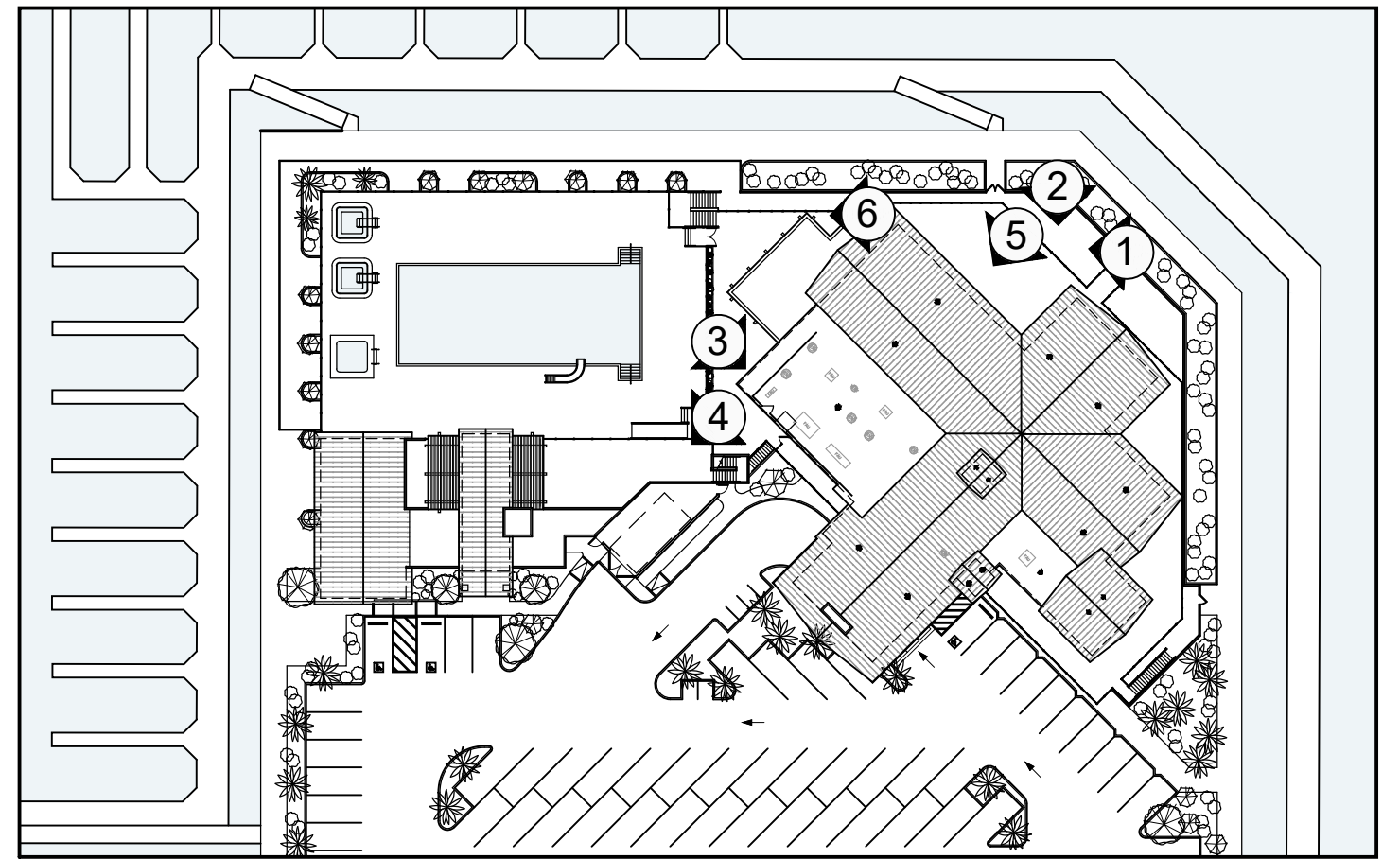
4 POOL BUILDING: LEVEL 2



5 MAIN BUILDING: LEVEL 1 EAST



6 POOL DECK: LEVEL 1



Exterior Photos

Scale	Date
None	June 7, 2023