



FIRE STATION 4 REPLACEMENT

September 4, 2024

PROJECT DESCRIPTION

- 31796 Coast Highway
- South Laguna Village Commercial Zone (LBMC 25.25)
- New Fire Station
- Proposed Staffing
 - 3 full-time fire fighters
 - 2 ambulance operators
- Site Access
 - 5th Avenue
 - Fire Engine and Paramedic ingress
 - Employee Vehicle ingress and egress
 - Coast Highway
 - Fire Engine and Paramedic egress
- Priority signal on Coast Highway



Existing Site



Existing Site



Existing Site

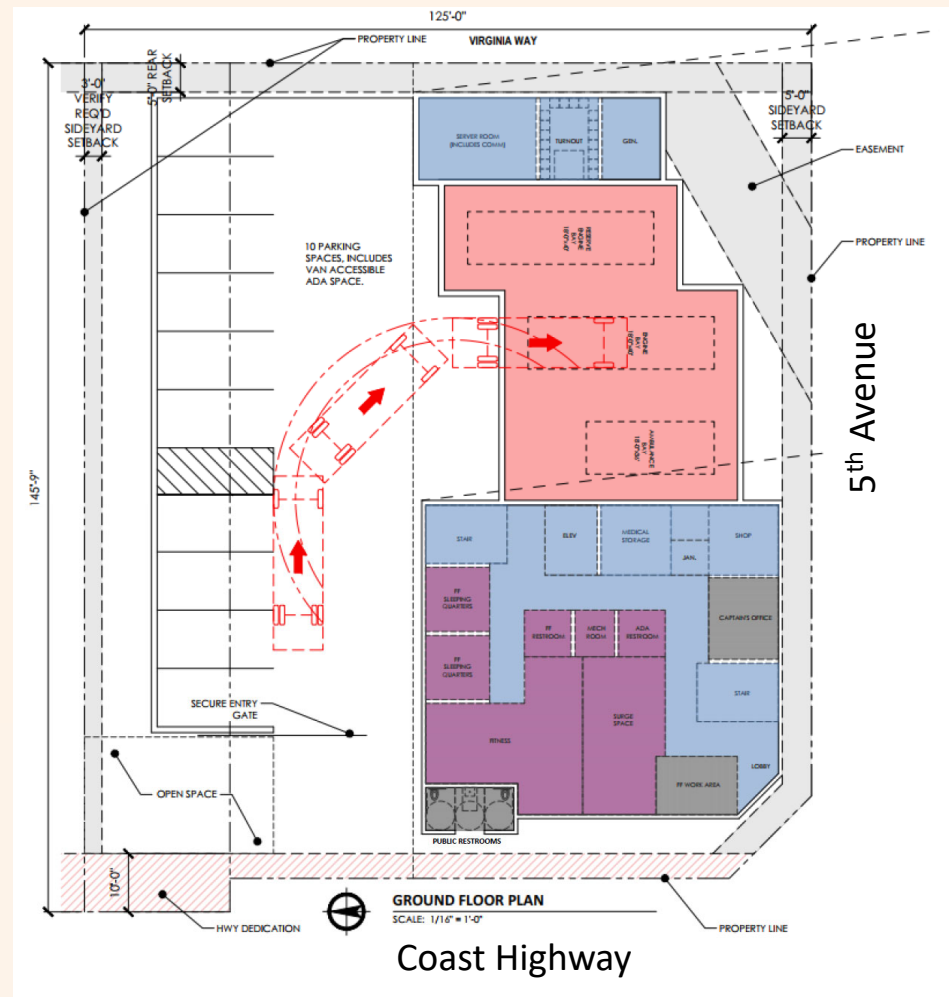


Existing Site



Original Site Plan

- Total Building Size – 9,250sf
- Parking – 10 spaces
- Landscape Area – 2,230sf



Meeting with South Laguna Residents

Key Take-Aways

- 4 key design elements
 - Massing
 - Circulation
 - Architecture and aesthetics
 - Views of and over the building
- Move 2-story element away from corner of 5th and Coast Hwy
- Use natural materials in design
- Free up corner of site as much as possible
- Make effort to keep mechanical equipment at ground level
- Screen retaining walls with building or vegetation
- Consider entering from Virginia Way
- FD staff shall concur with proposed design



Revised Site Plan



South Laguna Village Commercial Zone [\[LBMC 25.25\]](#)

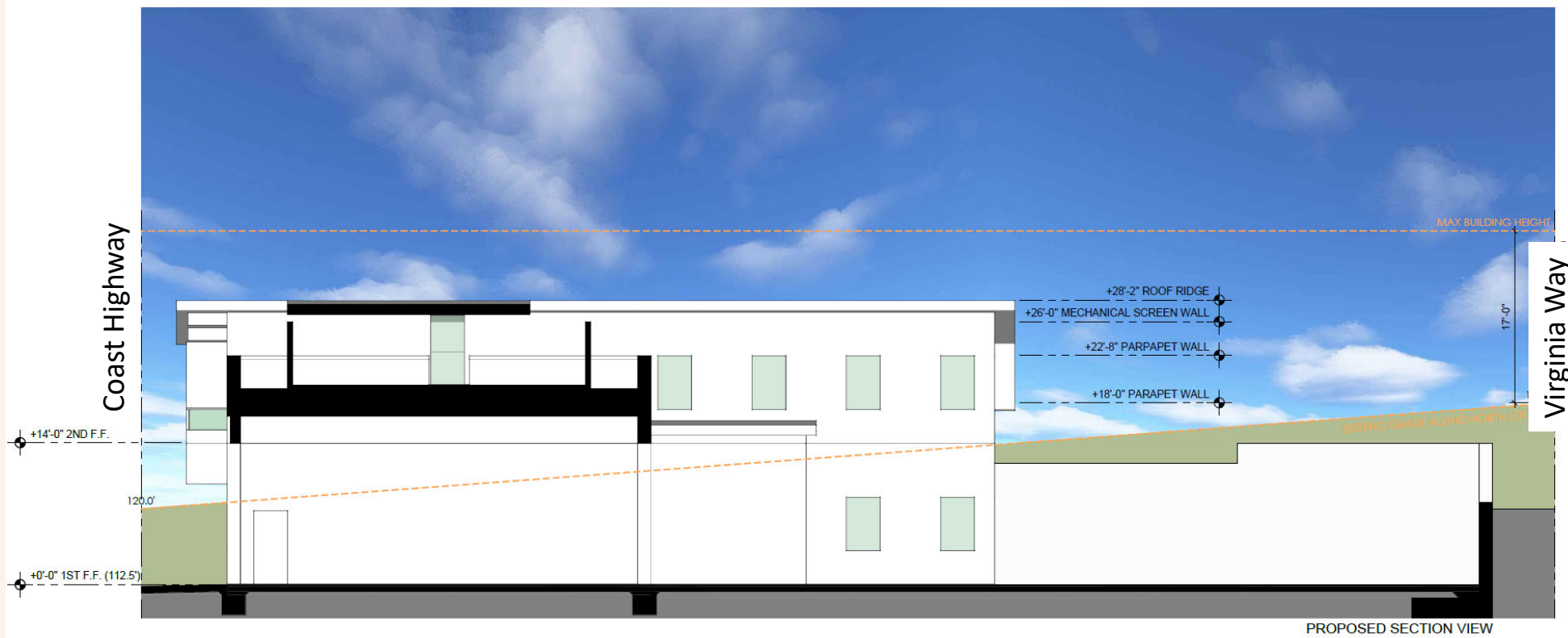
- Total Building Size – 8,000sf
- 5'-4" setback from 5th Avenue
- 55' setback from Virginia Way
- 12' setback from N'y property line
- 10' highway dedication along Coast Highway
- Parking – 10 spaces
- Landscape Area – 3,520sf

Revised Layout



- 2 Public Restrooms
- 5 Crew Restrooms
- 6 Crew Dorms
- 3 Apparatus Bays
- Multi-purpose Room
- Office Spaces
- Kitchen
- Day Room
- Crew Workshop
- Locker Room
- Exercise Room

Building Height



Preliminary Building Massing



PROPOSED PERSPECTIVE VIEW 1



PROPOSED PERSPECTIVE VIEW 2



PROPOSED PERSPECTIVE VIEW 3



PROPOSED PERSPECTIVE VIEW 4



NEXT STEPS

PRELIMINARY DESIGN PHASE

- Planning Commission DR and CDP – Spring 2025

CONSTRUCTION DOCUMENTS

- Final design – Summer 2025
- Public bid for construction – Fall 2025

CONSTRUCTION

- Begin – Winter 2025
- End – Winter 2026

Questions / Open Discussion