



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 W. Ocean Boulevard

Long Beach, California 90802

562-570-6194 FAX 562-570-6068

June 13, 2006

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Conduct a public hearing on the appeal of the Planning Commission certification of the Final EIR and approval of the Site Plan Review related to the Long Beach Terminal Area Improvement Project located at 4100 Donald Douglas Drive; and

1. Receive the supporting documentation into the record, conclude the public hearing, deny the appeals and adopt a Resolution certifying the Final Environmental Impact Report 37-03 (SCH No. 200309112), and adopt a Statement of Overriding Considerations and Mitigation Monitoring Program; and
2. Approve in concept the Site Plan Review for the Long Beach Terminal Area Improvement Project, subject to conditions.

DISCUSSION

Project Objectives

The objective of the proposed project is to provide airport terminal facilities to adequately accommodate the minimum number of flights provided for in the Airport Noise Compatibility Ordinance (41 daily commercial carrier flights and 25 daily commuter flights) as well as the number of passengers served by those flights. To meet this objective, the project must provide for the following:

- Maximize safety and security of passengers, visitors and tenants by adhering to the Transportation Security Administration, FAA, and all applicable State and local standards.
- Ensure that project sizing and design of the improvements is keeping within the parameters of the adopted Airport Noise Compatibility Ordinance.
- Maintain and enhance the current character of the Airport Terminal Building as a Long Beach Cultural Heritage Landmark by creating an environment in which the design of the new facilities respect the architectural/aesthetic character of the existing terminal.
- Provide an uncomplicated, operationally and energy-efficient, value-driven design within a plan that can be developed in incremental stages.

Project Description/Planning Commission Action

The proposed project consists primarily of the consolidation of existing uses into a terminal building with a total of 102,850 square feet and construction of a new 4,000 space parking structure. The total work scope will consist of a combination of improved terminal facilities, new parking structure, adjacent satellite yard development, optimization of the existing terminal, existing parking structure modifications and new/existing paving/roadway reconstruction and modifications (see Attachment 1).

A joint study session was held on December 15, 2005, with the Planning Commission and the Cultural Heritage Commission. Topics of discussion included the project description and the draft EIR. Comments and questions were received from both Commissions, as well as the public.

The Planning Commission conducted a public hearing on May 4, 2006, at which eleven individuals spoke on this project with six speaking in favor and five speaking in opposition. The hearing was continued and a second evening meeting was held on May 11, 2006, to allow additional community input. At this meeting, a total of nineteen individuals spoke on the project, with three speaking in favor and sixteen speaking in opposition.

The concerns raised by those in opposition of the project included the potential for increased flights, traffic impacts, air quality impacts, noise impacts, the adequacy of the human health risk assessment and the overall adequacy of the EIR. The entire discussion can be viewed via streaming video on the City's website.

After the discussion, the Planning Commission took separate action on the Final EIR and the conceptual Site Plan Review. Commissioner Greenberg made a motion to certify the FEIR and adopt the Mitigation Monitoring Program with the added mitigation measure that an on-site monitor be provided during the construction phase of the project. Commissioner Stuhlbarg seconded the motion, which passed unanimously. Commissioner Greenberg then made a motion to approve the conceptual Site Plan Review and adopt the Statement of Overriding Considerations with the added condition that prior to design development for the project, the applicant would return to the Planning Commission for a study session to discuss design direction for the entire project. Commissioner Gentile seconded the motion, which passed 5-1 with Commissioner Sramek voting in opposition.

A total of forty-nine (49) appeals of the Planning Commission decision were filed within the appeal period (see Attachment 2) and one appeal form was received late (see Attachment 3).

ENVIRONMENTAL ANALYSIS

The appeals to the Planning Commission decision allege that the Final Environmental Impact Report (FEIR) is not adequate pursuant to CEQA guidelines. The City, as the Lead Agency, finds that the FEIR is adequate, and this position was supported by the Planning Commission action.

The FEIR identified short-term construction-related air emissions as a potentially significant impact that would not be reduced to a less than significant level with the implementation of the

mitigation measures. The Planning Commission adopted a Statement of Overriding Considerations for the project. It determined that the significant public benefits and economic benefits of the project outweigh the potentially significant adverse impacts of air quality identified in the FEIR.

This report was reviewed by Assistant City Attorney Michael J. Mais on June 2, 2006.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that appeals of Planning Commission decisions be transmitted by the Department of Planning and Building to the City Clerk for presentation to the City Council within 60 days following of the receipt of the appeal (or by July 21, 2006).

FISCAL IMPACT

To be determined.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

MATTHEW JENKINS, CHAIR
CITY PLANNING COMMISSION

BY: 

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

SF:GC:jw

Attachments:

- 1) Planning Commission Staff Report dated May 4, 2006 and Resolution
- 2) Completed Appeal Forms
- 3) Correspondence
- 4) Resolution recertifying FEIR 37-03 (State Clearinghouse No. 200309112), approving Statement of Overriding Considerations and Mitigation Monitoring Program

(Previously delivered)
FEIR 37-03 (SCH#200309112) and associated documents
Project Plans