



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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May 5, 2011

CHAIR AND PLANNING COMMISSIONERSCity of Long Beach
California**RECOMMENDATION:**

Deny the Appeal from Larry Goodhue and uphold the Zoning Administrator's decision to approve a Local Coastal Development Permit to remove and replace an existing electrical switchboard and feeders that service restrooms and lighting in Marina Vista Park located at 5350 Colorado Street in PD-1, sub-area 32. (District 3)

APPLICANT: City of Long Beach
Department of Parks, Recreation and Marine
2760 N. Studebaker Road
Long Beach, CA 90815
(Application No. 1009-14)

BACKGROUND

An appeal of the proposed project was heard at the March 3, 2011 Planning Commission meeting (Exhibit A- March 3 Planning Commission Report). The item was continued to April 17, 2011 after public testimony, to allow time for Parks, Recreation and Marine staff (Applicant) to analyze five alternate locations and/or options identified by the Planning Commission. Due to the number of alternate locations that required review, Parks Recreation and Marine asked for additional time to complete the study and the date was moved to May 5, 2011. The five locations analyzed were as follows: 1) adjacent to the tennis courts; 2) on the south side of Eliot Lane on City-owned property; 3) underground within the existing enclosure and proposed expansion area; 4) entirely within the existing enclosure; and 5) adjacent to the restrooms. (Exhibit B- Feasibility Study).

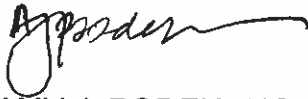
The Applicant subsequently hired a consultant to provide a feasibility study to determine the best location to place the new transformer and switchgear. According to the study, Southern California Edison will not service underground utility lines or electrical lines that exceed 150 feet due to unsafe working conditions. These regulations eliminate options 1, 2, 4, and 5. The final location analyzed, adjacent to the tennis courts (option 3) was also eliminated due to the close proximity to major activities and the possibility that tennis balls may be un-intentionally hit into the enclosure. The elimination of all options (1-5) leaves the initial request the best available option. Thus, no changes to the Conditions of Approval or Findings are required.

CHAIR AND PLANNING COMMISSIONERS

May 5, 2011

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amy Bodek", with a long horizontal flourish extending to the right.

AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AB:DB:SV

Attachments: Exhibit A- March 3 Planning Commission Report
 Exhibit B- Feasibility Study