



Legislation Details (With Text)

File #: 07-1395 **Version:** 4 **Name:** DS - Airport parking structure site plan review
Type: Public Hearing **Status:** Concluded
File created: 11/26/2007 **In control:** City Council
On agenda: 5/6/2008 **Final action:** 5/6/2008

Title: Recommendation to receive supporting documentation into the record, conclude the public hearing, deny the appeal of Long Beach HUSH2 and Michael Kowel, et al., and support the decision of the City Planning Commission approving the Site Plan Review (as modified by City Council direction) of the parking structure associated with the Long Beach Terminal Area Improvement Project located at 4100 Donald Douglas Drive. (District 5)

Sponsors: Long Beach Airport, Development Services

Indexes:

Code sections:

Attachments: 1. 120407-H-3sr&att.pdf, 2. 120407-H-3 Handout C Soccio, 3. 031808-H-1sr&att.pdf, 4. 041508-H-2sr&att.pdf, 5. 041508-H-2 - Handout PowerPoint.pdf, 6. 050608-CH-2sr&att.pdf, 7. 050608-CH-2 Handout.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|---------------------------|--------|
| 5/6/2008 | 4 | City Council | approve recommendation | Pass |
| 4/15/2008 | 3 | City Council | approve substitute motion | Pass |
| 3/18/2008 | 2 | City Council | withdrawn | |
| 12/4/2007 | 1 | City Council | referred | Pass |

Recommendation to receive supporting documentation into the record, conclude the public hearing, deny the appeal of Long Beach HUSH2 and Michael Kowel, et al., and support the decision of the City Planning Commission approving the Site Plan Review (as modified by City Council direction) of the parking structure associated with the Long Beach Terminal Area Improvement Project located at 4100 Donald Douglas Drive. (District 5)

On April 15, 2008, the City Council heard an appeal of the Planning Commission approval of the Parking Structure Site Review. During Council consideration of the information presented at the hearing, additional information was requested regarding the possibility of acquiring remote Parking Lot D, alternatives for handling rental car facilities, and concerns regarding possible congestion of vehicular traffic and pedestrian crossing at Barbara London Drive.

Based upon further discussions and investigation since the April 15, 2008 City Council meeting, staff has determined that it would be possible to relocate the proposed rental car facilities from the parking structure, thereby eliminating 700 parking spaces on site and the need for the subterranean level of the structure.

Consideration of possibilities for relocating the current rental car facilities resulted in an option to relocate the facilities into the redevelopment of the leasehold currently held by Million Air North, which is located just to the north of the current rental car facilities. Rental car facilities at the Million Air North site would enable passengers to access rental cars immediately adjacent to the baggage

claim area without the need to cross a roadway. It would also serve to eliminate rental car traffic in the area along Barbara London Drive, thereby addressing vehicular traffic conflict concerns regarding pedestrians crossing from the new parking structure. Staff will continue to pursue this option as the parking structure project moves forward. In any event, the rental car facilities will not be located in the new or existing parking structures.

Staff also investigated the possibility of acquiring of Lot D from Boeing Realty Corporation as directed by the City Council and has determined that Boeing Realty would not be a willing seller of the parcel known as "Lot D."

ENVIRONMENTAL REVIEW

The proposed project was assessed as part of the Environmental Impact Report FEIR 37-03. On February 13, 2008, the City received a favorable ruling in the litigation pending in the Orange County Superior Court regarding the adequacy of the City's Environmental Impact Report (EIR) for the underlying Project. The trial Court denied the plaintiff's petition for Writ of Mandate and ruled that the EIR was adequate under the standards established by the California Environmental Quality Act (CEQA). No additional review is required.

City Council action is requested on May 6, 2008, for a timely resolution of this matter.

Reduction in overall project costs estimated at \$10-\$12 Million.

Approve recommendation.

Christine F. Andersen
Airport Director